

# Washington County Land

# AUCTION

# 35

**ACRES M/L**  
**SELLS IN ONE TRACT**  
**SUBJECT TO FINAL SURVEY**

**84.9**  
**CSR1**

## THURSDAY, JUNE 29, 2017 | 10:00 A.M.

### CRAWFORDSVILLE, IA

Land is located 1 mile west of Crawfordsville on G6W/305th Street.

Auction to be held at the Crawfordsville City Hall, 105 N. Main St., Crawfordsville, Iowa.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
570B	Nira silty clay loam, 2 to 5 percent slopes	17.46	52.4%		Ile	81	87
280	Mahaska silty clay loam, 0 to 2 percent slopes	13.40	40.2%		Iw	94	95
222C3	Clarinda silty clay loam, 5 to 9 percent slopes, severely eroded	2.47	7.4%		Vle	37	15
Weighted Average						83	84.9

## 35 Acres M/L

SELLS IN ONE TRACT (Subject to final survey)

FSA information: 33.33 NHEL acres tillable.

Corn Suitability Rating 2 of 83 (CSR 1 of 84.9) on the tillable.

Located in Section 17, Crawford Township, Washington County, Iowa.

**Not Included:** 2017 crops

**TERMS:** 20% down payment on June 29, 2017. Balance at closing with a projected date of August 14, 2017, upon delivery of merchantable abstract of title and a trustee's warranty deed and all objections have been met.

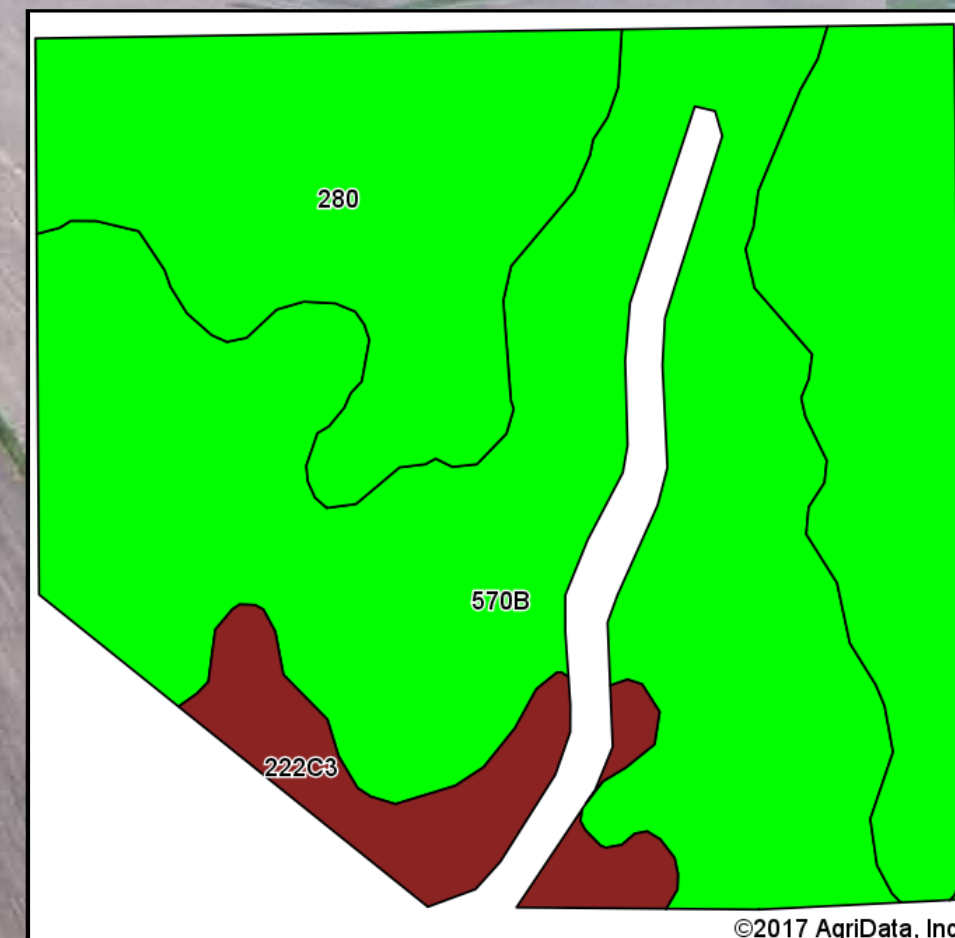
**POSSESSION:** Projected date of August 14, 2017. (Landlord's possession)

**REAL ESTATE TAXES:** To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Real Estate Taxes:  
 Gross \$1,060.96  
 Ag. Credit (\$52.49)  
 Net \$1,008.00 (rounded)

#### Special Provisions:

- Land will be surveyed by a registered land surveyor and surveyed acres will be the multiplier.
- Farm is selling subject to tenant's rights and is rented for the 2017 crop year. Buyer will receive the second half payment of \$3,500 from the tenant, due November, 2017.
- If shall be the obligation of the buyer to serve termination to the tenant, prior to September 1, 2017, if so desired.
- It shall be the obligation of the buyer to report to the Washington County FSA office and show filed deed(s) in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- The buyer shall be responsible for installing his/her own entrances if needed or desired.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer are buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.
- Any announcements made the day of sale take precedence over advertising.



## VIVIAN L. WELLS FARM IRREVOCABLE TRUST

Louise Schmitz & J. Michael Wells – Trustees | Rande A. McAllister – Attorney for Trust

For details contact Dennis Ebersole at Steffes, 319.385.2000 or by cell 319.217.0658

