

Jefferson County Land

AUCTION

32.32
ACRES M/L
SUBJECT TO FINAL SURVEY

TUESDAY, OCTOBER 24, 2017 | 10:00 A.M.

FAIRFIELD, IOWA

Land is located 2 miles north of Fairfield on Highway 1, then 1 mile west on Airport Road/180th Street, then 1/2 mile north on Jasmine Avenue. Watch for auction signs.

**Auction to be held at the
Fairfield Arts and Convention Center,
200 North Main Street, Fairfield, Iowa.**

32.32 Acres M/L

Sells In 1 Tract (Subject to final survey)

Located adjacent to Vedic City and the Fairfield Airport, this land presents a potential building site with fillable ground. Rural water is along the west side of property. High speed internet is in the area. FSA information: 29.2 acres fillable.

Corn Suitability Rating 2 of 70.3 (CSR 1 of 64.6) on the tillable. Located in Section 10, Center 'N' Township, Jefferson County, Iowa.

Not included: 2017 crops

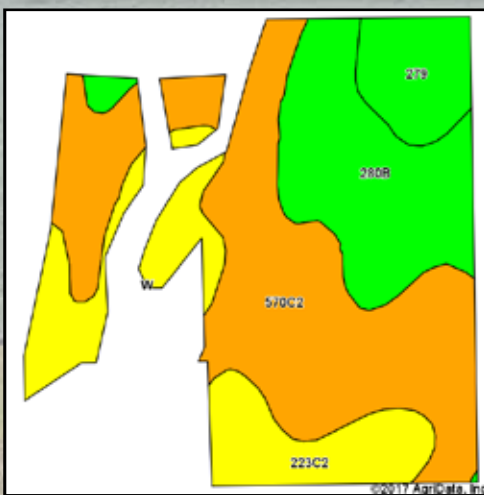
TERMS: 20% down payment on October 24, 2017. Balance due at closing with a projected date of December 8, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: December 8, 2017. (Upon the completion of the 2017 harvest, fall tillage privileges will be granted)

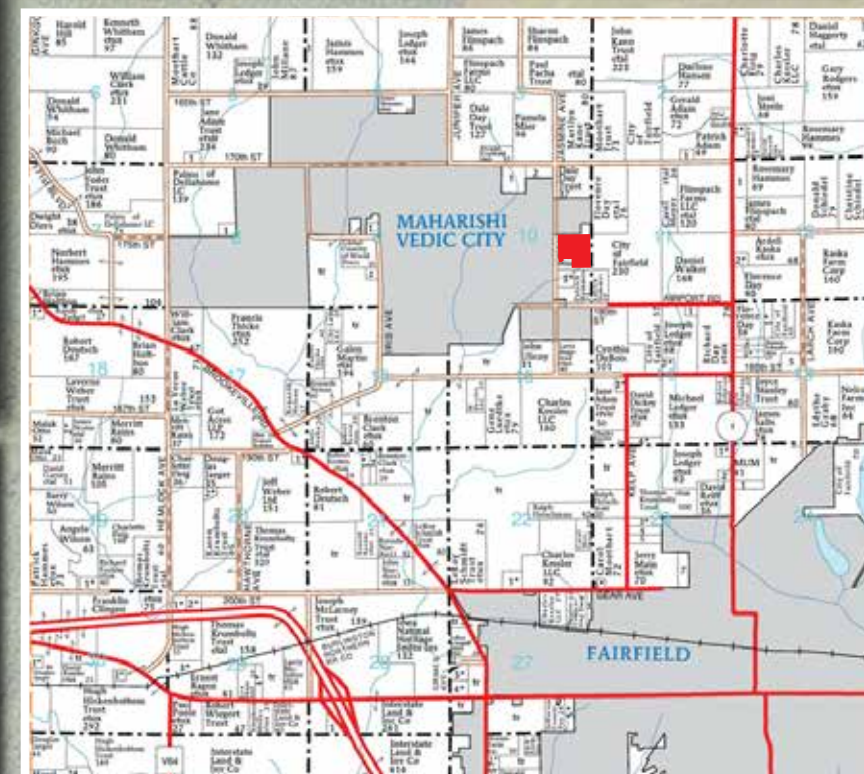
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

SPECIAL PROVISIONS:

- The land is being sold free and clear for the 2018 farming season. Upon the completion of the 2017 harvest, fall tillage privileges will be granted.
- It shall be the obligation of the buyer to report to the Jefferson County FSA office and show filed deed 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.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- Land will be surveyed by a registered land surveyor and surveyed acres will be the multiplier.
- Buyer will be responsible for installing his/her own entrance, if so desired.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer(s) acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer(s) are buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	12.96	46.6%		IIIe	70	67
280B	Mahaska silty clay loam, 2 to 5 percent slopes	6.62	23.8%		Ile	89	90
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.92	21.3%		IVw	45	22
279	Taintor silty clay loam, 0 to 2 percent slopes	2.32	8.3%		IIw	83	88
Weighted Average						70.3	64.6



C. DUANE & LINDA M. COPELAND

Michael R. Brown – Attorney for Seller

For details contact Terry Hoenig of Steffes Group, 319.385.2000 or by cell 319.470.7120

