

# Van Buren County Land

# AUCTION

**57.25  
ACRES M/L  
SELLS IN 1 TRACT**

**FRIDAY, OCTOBER 13, 2017 | 10:00 A.M.**

## MILTON, IOWA

Land is located 4 miles north of Milton on V56, then 2 miles west on J40, then 1 mile north on 205th Road to 11014 205th Road OR 12 miles west of Keosauqua on Highway J40, then 1 mile north on 205th Road. Watch for auction signs. Auction held on site.

## 57.25 Acres M/L Sells in One Tract

If you are looking for a getaway recreational property or potential building site with a pond, timber & tillable land, take a look at this property located in the Villages of Van Buren County, Iowa.

The work has already been done, already in place is a gravel site with electricity & rural water, perfect for a cabin, RV or building site overlooking the pond. There are two holding tanks installed, ready for a leach field to be installed.

Hunting & recreational opportunities galore with this property as this piece offers perfect cover for wildlife with two ponds & timber. The elevated hunting blind is in a prime location in the open field between two timberlines.

FSA information: 15.87 acres tillable.

Corn Suitability Rating 2 of 46 on the tillable.

Located in Section 29, Chequest Township, Van Buren County, IA

**Included:** Hunting blind & 500 gallon LP tank

**Not included:** 2017 crops

**TERMS:** 20% down payment on October 13, 2017. Balance due at closing with a projected date of November 27, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** November 27, 2017. Subject to tenant's rights on the tillable ground.

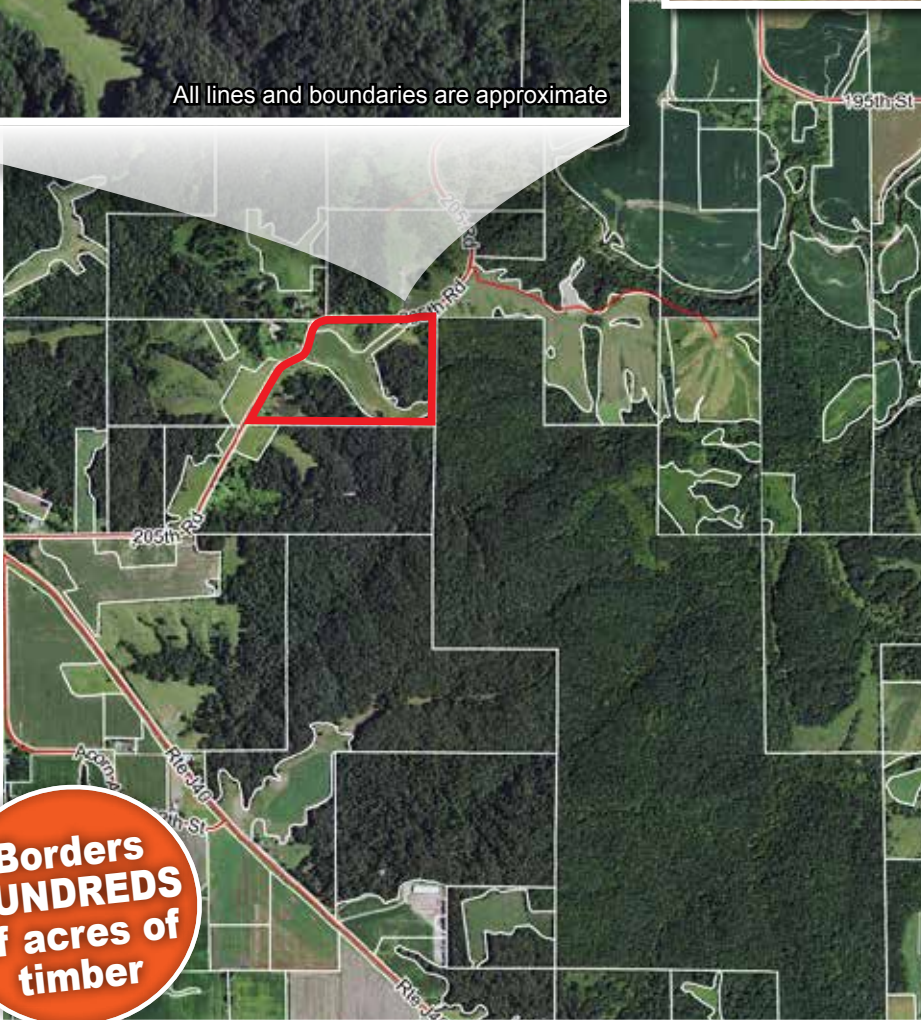
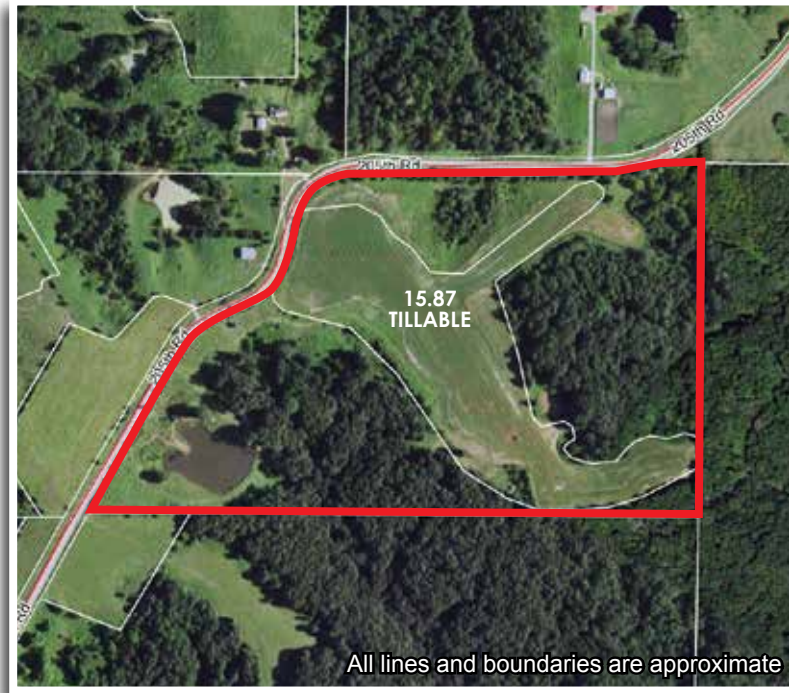
**REAL ESTATE TAXES:** To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Real Estate Taxes on Tract #1

Gross	\$784.36
Ag. Credit	(\$18.24)
Net	\$766.00 (rounded)

### SPECIAL PROVISIONS:

- Tillable ground is rented for the 2018 crop season, rent payment is \$1,000. Buyer will receive this payment from the tenant.
- It shall be the obligation of the buyer to report to the Van Buren 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.
- The seller shall not be obligated to furnish a survey.
- Buyer shall cooperate by signing any needed paperwork, at no additional cost to them, in a 1031 exchange if the seller opts to do so.
- 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.



**Borders  
HUNDREDS  
of acres of  
timber**



**SARA R. KNEBEL** | Timothy S. Grady – Attorney for Seller

For details contact Nate Larson of Steffes Group, 319.385.2000 or by cell 319.931.3944

