

Des Moines County Land

AUCTION

86
ACRES M/L
SELLS IN 2 TRACTS

FRIDAY, NOVEMBER 3, 2017 | 10:00 A.M.

BURLINGTON, IOWA

The land is located 7 miles north of Burlington on Highway 61, then 2 1/2 miles east on 160th Street, the 1/2 mile south on Irish Ridge Road. Watch for auction signs.

Auction to be held at the **Mediapolis City Hall, 501 Main Street, Mediapolis, IA**

86 Acres M/L - Sells In 2 Tracts

Auctioneer's Note:

Farm is selling Free & Clear for the 2018 farming season.

TRACT #1 – 46 Acres M/L – Subject to final survey

Approx. 37 acres tillable.

Corn Suitability Rating 2 of 77 on the tillable.

Section 32, Benton Township, Des Moines County, Iowa.

Not included: 2017 crops

Real Estate Taxes on Tract #1: Approx. Net Taxes \$846

TRACT #2 – 40 Acres M/L – Subject to final survey

If you are looking for a secluded hunting or recreational tract of land, look no further. The land features mature timber, a pond and a small tillable plot, perfect for food plots. Hoover Nature Trail runs through the property as well. This land has access from 155th Street, which is a Level C road with gated access.

Not included: 2017 crops

Real Estate Taxes on Tract #2: Approx. Net Taxes \$750

TERMS: 20% down payment on November 3, 2017. Balance due at closing with a projected date of December 18, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of December 18, 2017 (Subject to tenant's rights)

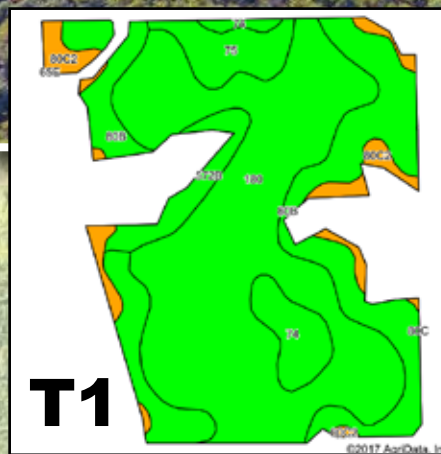
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

SPECIAL PROVISIONS:

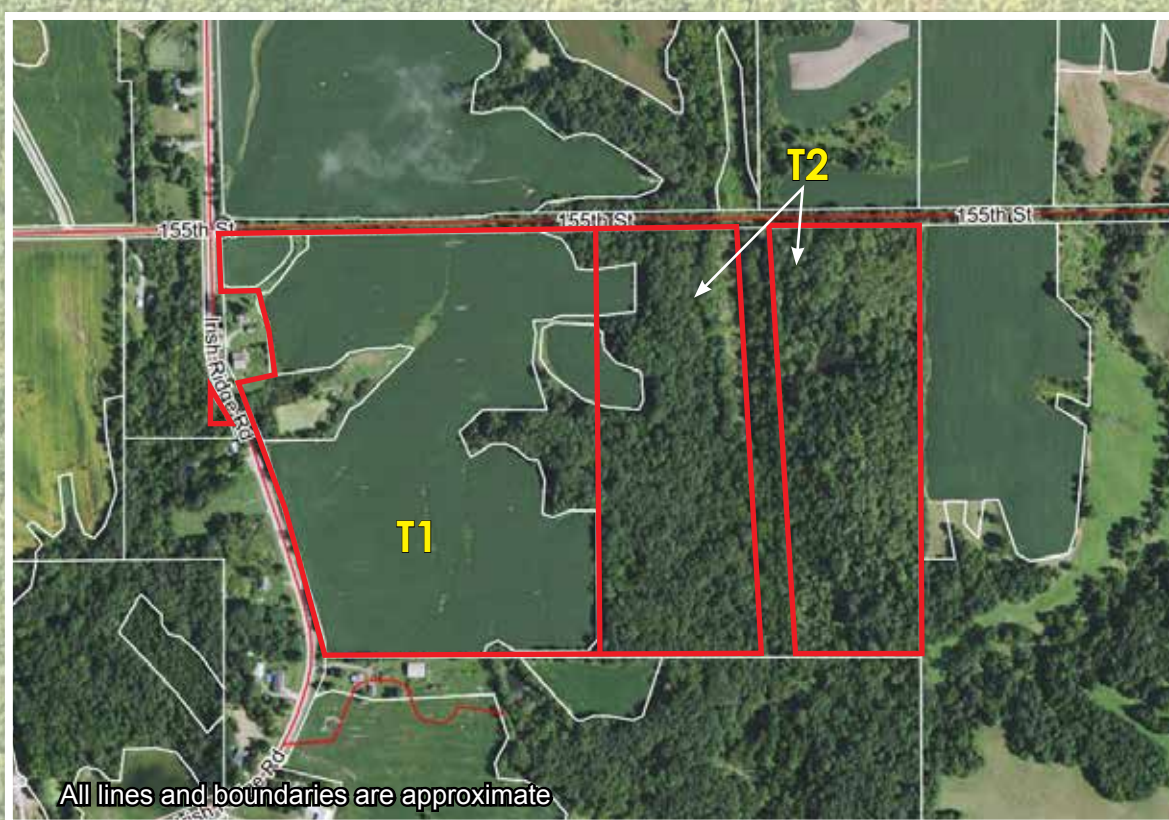
- Termination has been served to the tenant by the seller and the farm is selling free and clear for 2018 crop year.
- It shall be the obligation of the buyer(s) to report to the Des Moines County FSA office and show filed deed(s) in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. Please note that the final tillable acres will be determined by the Des Moines County FSA office.
- All Tracts will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for each tract.
- 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 buyer(s) shall be responsible for any fencing in accordance with Iowa state law.
- If one buyer purchases more than one tract, the seller shall only be obligated to furnish one abstract and deed. (husband & wife constitute one buyer)
- The buyer(s) 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(s).
- 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.



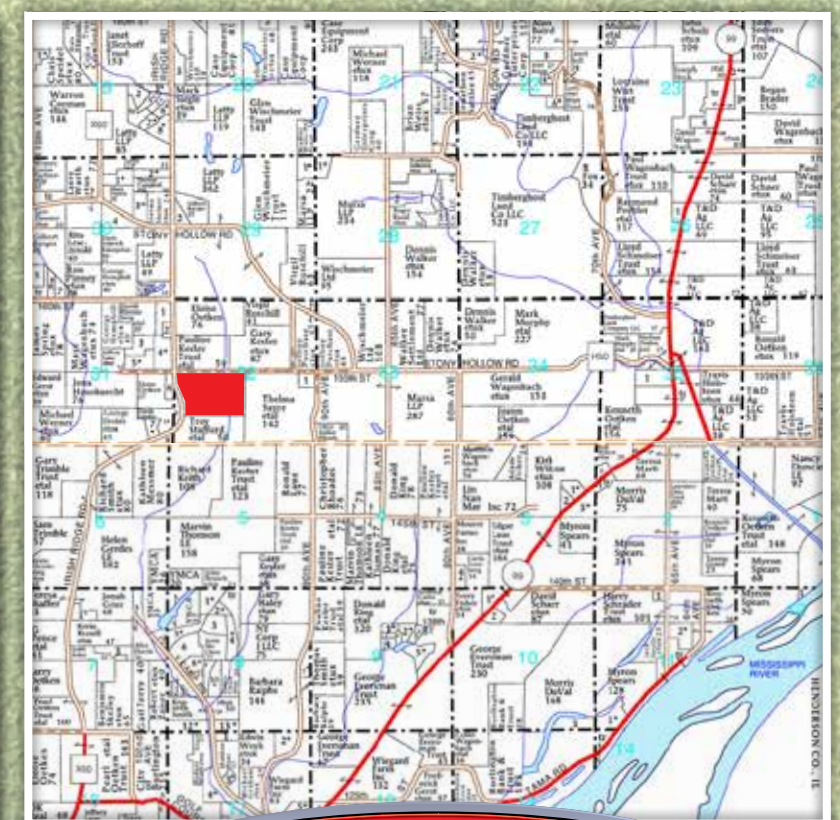
All lines and boundaries are approximate



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
180	Keomah silt loam, 1 to 3 percent slopes	19.95	54.1%		Iw	76	76
80B	Clinton silt loam, 2 to 5 percent slopes	9.53	25.8%		Ile	80	80
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	2.19	5.9%		IIle	69	60
74	Rubio silt loam, 0 to 2 percent slopes	1.91	5.2%		IIIw	76	78
75	Givin silt loam, 1 to 3 percent slopes	1.85	5.0%		Iw	80	75
572B	Inton silt loam, 2 to 5 percent slopes	1.47	4.0%		Ile	80	77
Weighted Average						77	76.2



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MICHAEL L. PETERSON ESTATE

Rebecca Delzell - Executor | William R. Jahn, Jr. – Attorney for Estate

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

