

# Des Moines County Land

# AUCTION

# 29.93 ACRES M/L SELLS IN 1 TRACT

## WEDNESDAY, NOVEMBER 15, 2017 | 10:00 A.M.

### BURLINGTON, IOWA

Land is located 10 miles north of Burlington, Iowa on Highway 99. Watch for auction sign.

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

### 29.93 Acres M/L Sells in One Tract

If you are looking for a getaway recreational property or potential building site with timber & tillable land, take a look at this land located north of Burlington on Highway 99 on the bluff.

Here is your chance to name your price on a tract with 2.97 acres tillable balance of land being timber. Making it a perfect habitat to enjoy the great outdoors!

**Not included:** 2017 crops

**Terms:** 20% down payment on November 15, 2017. Balance due at closing with a projected date of December 29, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** December 29, 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:** Net \$226.00

**Special Provisions:**

- The farm is selling free and clear for 2018 crop year.
- There is a permanent easement on the land granted to the adjoining home owner that is 33' on each side of the centerline of the existing driveway. The home owner also grants to the adjoining land owner, a roadway easement 33' on each side of the centerline of the existing driveway, as said driveway crosses the Northwest corner of the home owner's property. The home owner will maintain the roadway until such time as another residence is constructed on the adjoining property. The land owner reserves the 66' roadway and agrees that at such time as the existing roadway is widened, that such improvement will be at the land owner's expense and land owner will then maintain the easement for roadway purposes.
- It shall be the obligation of the buyer to report to the Des Moines 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.
- 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 acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer is 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.



### JOSEPH F. HECK AND BENJAMIN G. HECK

William R. Jahn, Jr. – Attorney for Sellers

For details contact Steffes Group, 319.385.2000 or Steffes Representatives  
Nate Larson at 319.931.3944 or Terry Hoenig at 319.470.7120

