

Des Moines County Land

AUCTION

Danville, Iowa

Selling Free & Clear for 2018 Farming Season. Immediate Possession!

TUESDAY, APRIL 24, 2018 AT 10AM

"Selling Choice with the Privilege"

Lots #1, 2 & 3 will be sold price per surveyed acre and will be sold Choice with the Privilege, whereas the high bidder may take Lot #1, Lot #2, Lot #3 or all lots or any combination of lots, in any order, for their high bid. This will continue until all lots are sold. Lots will not be recombined.

If you are looking for a place to build in the country or want a small hobby farm check out these lots, located just off a hard surface road. The lots combined FSA indicates 11.73 acres tillable with a 74.8 CSR2 rating

LOT #1 – 4.049 SURVEYED ACRES

This lot has 184' frontage on 110th Street.

Real Estate Taxes on Lot #1: Gross: \$115 / Net: \$110

LOT #2 – 5.331 SURVEYED ACRES

19631 110th Street, Danville, IA

This lot has a three bedroom, 1,500 sq.ft. modular home (in need of repair) built in 2003 with a walkout basement, septic system, underground power and rural water. This lot has 296' frontage on 110th Street.

Real Estate Taxes on Lot #2: Gross \$1,697.40 / Net: \$1,690.00

LOT #3 – 9.330 SURVEYED ACRES

This lot has 515' frontage on 110th Street.

Real Estate Taxes on Lot #3: Gross \$212.78 / Net: \$202

TERMS: 20% down payment on April 24, 2018. Balance due at closing with a projected date of June 8, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Immediate 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.

SPECIAL PROVISIONS:

- The tillable ground is selling free and clear for the 2018 farming season.
- 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.
- The Ressie's subdivision was surveyed and approved February, 14 2017, by a registered land surveyor and Des Moines County
- Surveyed acres will be the multiplier for said lots.
- Lot 2 has a Private Easement allowing entrance to Lot 1.
- 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.
- Due to this being a transfer to a mortgagee by a mortgagor or successor in interest who is in default, or a transfer by a mortgagee who has acquired real property at a sale conducted pursuant to chapter 654, or a deed in lieu of foreclosure under section 654.19, the seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Des Moines County & Iowa Laws & regulations.
- The buyer(s) shall be responsible for any fencing in accordance with Iowa state law.
- If one buyer purchases more than one lot, 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.

DANVILLE, IOWA - The land is located 1 ½ miles south of Danville on Danville Road/X31, then ½ mile east on 110th Street.

Auction to be held at the Danville Community Building, 104 W Shepherd St.



All lines and boundaries are approximate.



FARMERS SAVINGS BANK OF WEVER

Brian J. Helling – Attorney for Seller

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



SteffesGroup.com

Steffes Group, Inc., 2245 Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

Licensed to sell in IA, MN, ND, SD, MO, & IL | Any announcements made the day of sale take precedence over advertising

