

Des Moines County Land AUCTION

Kingston, Iowa

1 TRACT
118
ACRES M/L
 Subject to final survey

Selling Free and Clear for 2019 Farming Season

THURSDAY, NOVEMBER 8, 2018 AT 10AM

MEDIAPOLIS, IOWA

Land is located 1 mile south of Kingston, IA on Highway 99, then 2 1/2 miles east on 195th Street, then 1 3/4 miles east on 190th Street.

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

118 Acres M/L

SELLS IN 1 TRACT - (Subject to final survey)

FSA information: 113.5 acres fillable.

Corn Suitability Rating 2 of 69.1 (72.4 CSR1) on the entire farm.

Located in Section 9, Jackson Township, Des Moines County, Iowa.

TERMS: 20% down payment on November 8, 2018. Balance due at closing with a projected date of December 21, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

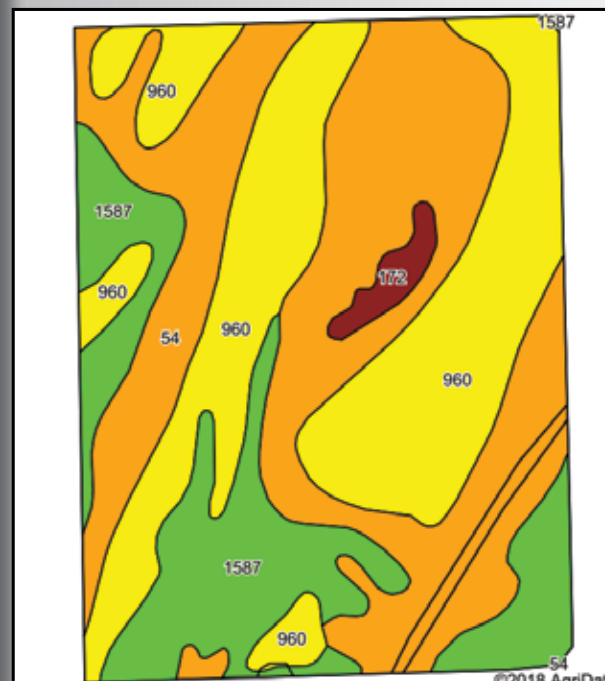
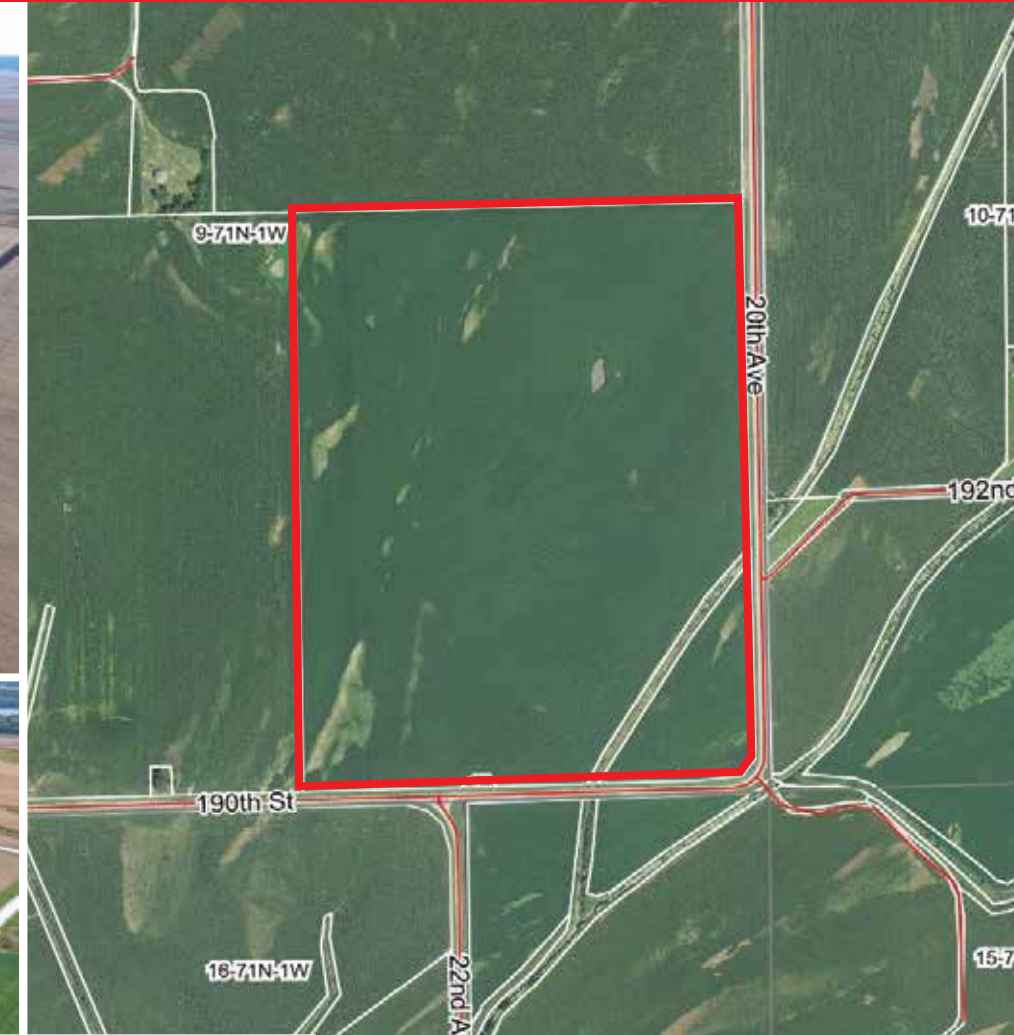
POSSESSION: Projected date of December 21, 2018.

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.

Gross: \$3,211.87
 Ag. Credit: (\$117.05)
 Net: \$3,094.00 (Rounded)
 Drainage/Levee: \$2,414.00

Special Provisions:

- The seller has served termination to the tenant on the fillable ground and is selling free and clear for the 2019 farming season.
- 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.
- The land will be surveyed by a registered land surveyor and surveyed acres will be the multiplier.
- 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 shall be responsible for any fencing in accordance with Iowa state law.
- The buyer 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.
- 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.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
54	Zook silty clay loam, 0 to 2 percent slopes	47.29	41.1%			llw	69
960	Shaffton loam, 0 to 2 percent slopes	42.07	36.6%			llw	57
1587	Dolbee silt loam, 0 to 2 percent slopes	23.96	20.8%			llw	93
172	Wabash silty clay, 0 to 2 percent slopes	1.78	1.5%			llw	37
						Weighted Average	69.1
							72.4

HECKMAN LLLP

T.J. Werner – Attorney for Seller

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

SteffesGroup.com

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

