

Des Moines County Land

AUCTION

Mediapolis, Iowa

Selling Free and Clear for 2019 Farming Season

THURSDAY, NOVEMBER 8, 2018 AT 2PM

MEDIAPOLIS, IOWA

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

42.44 Acres M/L

SELLS IN 2 TRACTS

TRACT #1 – 40 Acres M/L

Tract #1 is located 3 ½ miles east of Mediapolis on Mediapolis Road(H38), then 1 miles north on 85th Avenue, then ¼ mile east on 240th Street, then 1 mile north on 80th Avenue.

FSA information: 22.25 acres tillable, balance being timber and a creek running through the property.

Corn Suitability Rating 2 of 56 (51.6 CSR1) on the tillable.

Located in Section 15, Huron Township, Des Moines County, Iowa.

TRACT #2 – 2.44 Acres M/L

Tract #2 is located 3 ½ miles east of Mediapolis on Mediapolis Road(H38), then 1 miles north on 85th Avenue, then ¼ mile east on 240th Street to 8424 240th Street.

This is a potential building site with 2.44 Acres M/L.

Located in Section 16, Huron 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.

Real Estate Taxes - Tract #1

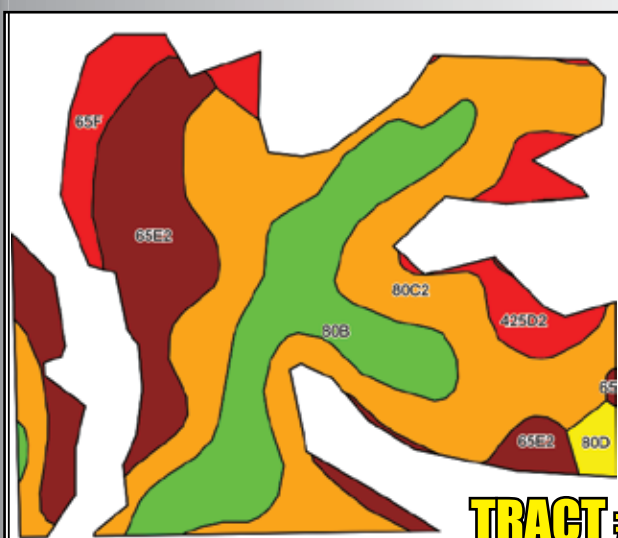
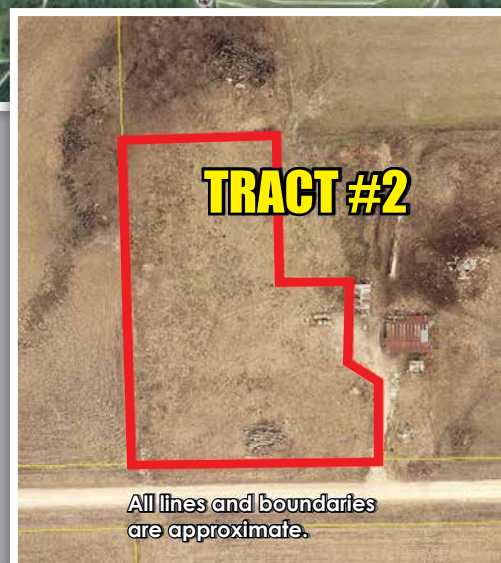
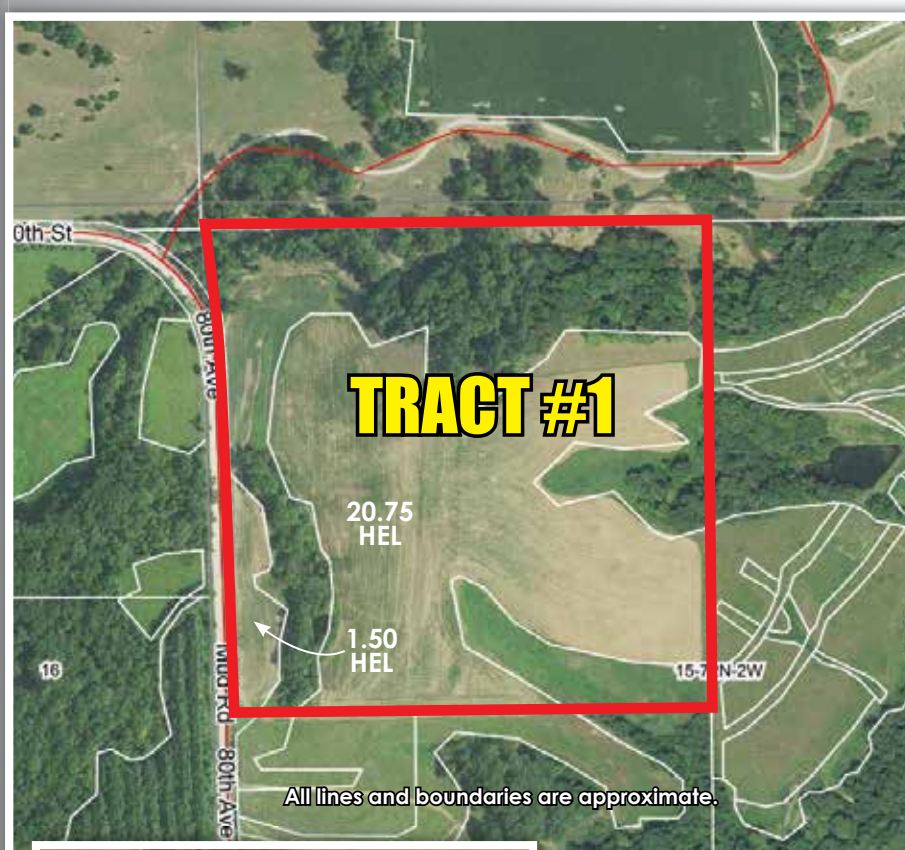
Gross: \$693.81
Ag. Credit: (\$25.19)
Net: \$668.00 (rounded)

Real Estate Taxes - Tract #2

Gross/Net: \$246.00

Special Provisions:

- The seller has served termination to the tenant on the tillable ground and is selling free and clear for the 2019 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.
- 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.
- 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.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	NCCPI Soybeans
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	10.14	45.6%		IIe	69	60	58
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	4.70	21.1%		VIe	28	28	47
80B	Clinton silt loam, 2 to 5 percent slopes	4.67	21.0%		Ile	80	80	72
65F	Lindley loam, 18 to 25 percent slopes	1.27	5.7%		VIIe	14	10	41
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	1.16	5.2%		IVe	7	5	38
80D	Clinton silt loam, 9 to 14 percent slopes	0.31	1.4%		IIe	51	55	67
Weighted Average						56	51.6	56.7

WAYLAND STATE BANK

Mitchell L. Taylor – 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

