## Louisa County Land

## Morning Sun, Jowa



#### **MORNING SUN, IOWA**

Land is located 2  $\frac{1}{2}$  miles north of Morning Sun on X37, then  $\frac{1}{2}$  mile west on 50th Street. Watch for auction signs.

Auction will be held at the Morning Sun Community Center, North Main Street.

### 97.5 Acres M/L SELLS IN 1 TRACT

Approx. 48 acres tillable, balance being timberexcellent hunting/turkey, deer.

Corn Suitability Rating 2 of 76.1 on the tillable.

Located in Section 14 & 15, Morning Sun Township, Louisa County, IA

**TERMS:** 10% down payment on February 14, 2019. Balance due at closing with a projected date of March 29, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of March 29, 2019.

**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.

**CSR** 

Gross \$2,766.18 Ag. Credit (\$113.80) Net \$2,653.00 Approx.

**Special Provisions:** 

• The land is selling free and clear for the 2019 farming season





### THURSDAY, FEBRUARY 14, 2019 AT 10AM



- It shall be the obligation of the buyer to report to the Louisa 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 seller shall not be obligated to furnish a survey of the land. A survey will be completed on the homestead not selling. The multiplier for the land will be 100 deeded acres, less the surveyed acres of the homestead. This will be announced on auction day.
- 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 lowa 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 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.

	true front stal sq witter	aver Drive Black Black	Gla Hell	Cheen Lington St. 120	to the second second	to the state	Salls	
A CARACTER AND A CONTRACTOR OF A CONTRACT OF A CONTRACTACT OF A CONTRACTACTACTACTACTACTACTACTACTACTACTACTACTA	inter at iden iden ist ist	Weight School         Division (Construction)         Division (Construction)         Division (Construction) <thdivision (construction)<="" th=""> <thdivision (construction)<="" t<="" td=""><td>Hardin - Hardin - Hardin - Hardin -</td><td>And And And And And And And And And And</td><td>Partiel Daniel Control</td><td>Constant</td><td>HIGH</td><td>LET LE LE</td></thdivision></thdivision>	Hardin - Hardin - Hardin - Hardin -	And	Partiel Daniel Control	Constant	HIGH	LET LE
	Genda Genda Genda Genda Genda Genda	Allow Toront State Handler Handler Handler	Nichol	ALL	an and a second	red Edyand Softer dal 179	Hant a	and a second sec
		that 19 10 10 10 10 10 10 10 10 10 10 10 10 10		A state of the sta		a dia	Crante Factors Bactors 121	an Andrew States
NAMES OF TAXABLE PARTY.	Mark. Makes the	Refer 114 Refer 1	No. of the second secon			Start /s	alles X	Rehard Resar Lion Lion Resar Lion Resar Res Res Res Resar Resar Resar Resar Resar Resar Resar Resar Resar Resar Resar Resar Resar Resar Res Res Res Res Res Res Res Res Res Res
		144 Meeter 143 143 144 144 144 144 144 144 144 144			And a state of the	No.	in the second	a Canada a subscription of the subscription of
	100 114	fortuner Hindury 222 - Barrie 1 11 1224						
	2 H	the state of the s	1	A CANANA AND AND AND AND AND AND AND AND AN	A ANTIN ANTIN ANTINA	and a state of the	Sump -	
	all all a	There is a second secon		R				all See
AND AND AND				MORNING Elima Millimar	trate Com	-	in land	
	Rodinion little	And a second sec	Sulla In	And A Constant of the second s		Carp Inter	A Land	NEWPORT
656~	80B	Clinton silt loam, 2 to 5 percent slopes	30.11	62.7%	lle	80	80	73
	80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	8.71	18.1%	Ille		60	59
80022 6502	180	Keomah silt loam, 0 to 2 percent slopes	3.14	6.5%	llw		76	79
180	80C 572C2	Clinton silt loam, 5 to 9 percent slopes Inton silt loam, 5 to 9 percent slopes, moderately eroded	2.66 2.20	5.5% 4.6%	Ille		65 57	72 69
51202	65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	0.80	1.7%	IVe		38	52
	65F	Lindley loam, 18 to 25 percent slopes	0.24	0.5%	VIIe	14	10	43
	M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	0.20		llle			74
					Weighted Average	76.1	*-	*n 70.1

#### **KAREN JENNINGS MCGUINESS**

#### Roger A. Huddle – Attorney for Seller

For details contact auction 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

