

# Louisa County Land AUCTION

*Morning Sun, Iowa*

*Selling Free and Clear for 2019*

## MORNING SUN, IOWA

Land is located 2 ½ miles north of Morning Sun on X37, then ½ 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 timber-excellent 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.

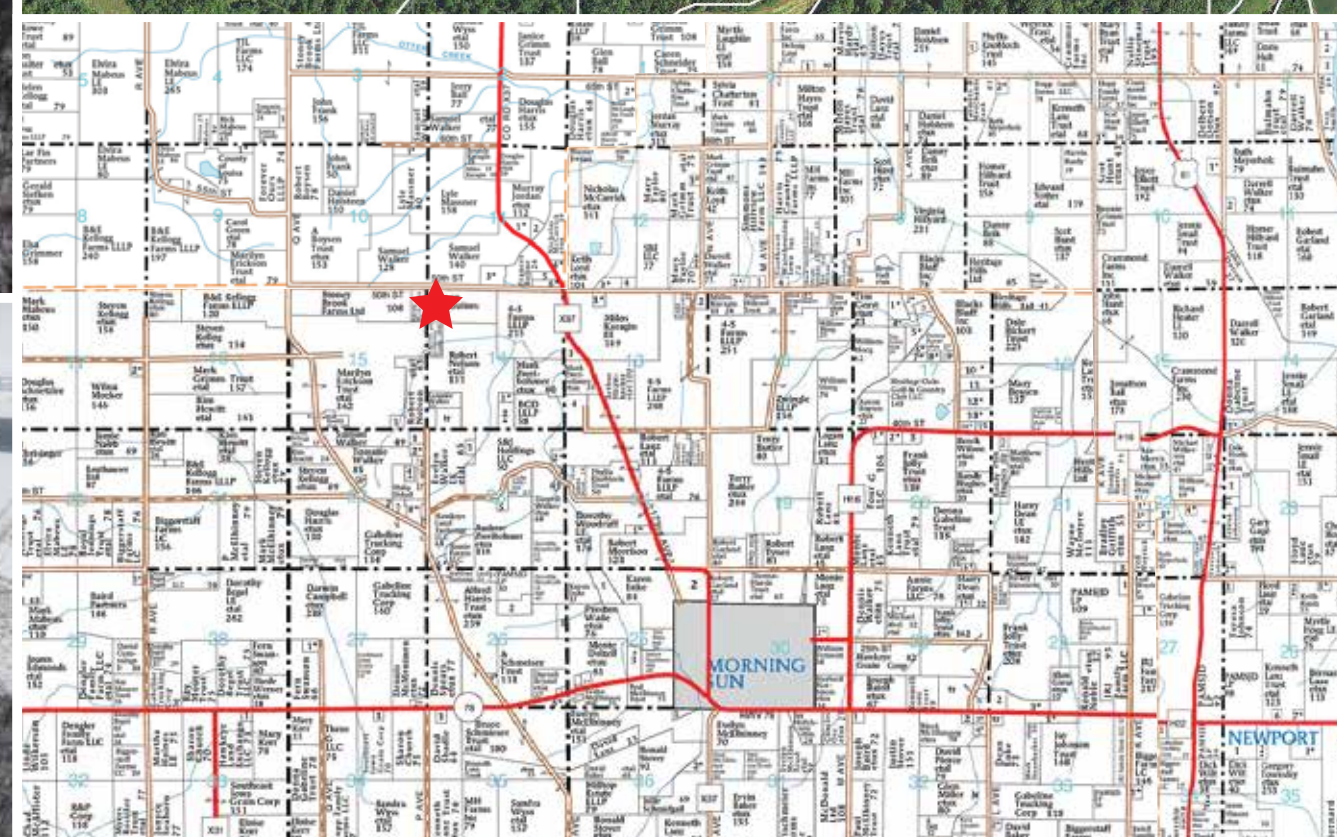
Gross \$2,766.18  
Ag. Credit (\$113.80)  
Net \$2,653.00 Approx.

### Special Provisions:

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

**76  
CSR2**

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



80B	Clinton silt loam, 2 to 5 percent slopes	30.11	62.7%		Ile	80	80	73
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	8.71	18.1%		Ile	69	60	59
180	Keomah silt loam, 0 to 2 percent slopes	3.14	6.5%		Ilw	82	76	79
80C	Clinton silt loam, 5 to 9 percent slopes	2.66	5.5%		Ile	72	65	72
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	2.20	4.6%		Ile	69	57	69
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	0.80	1.7%		IVe	41	38	52
65F	Lindley loam, 18 to 25 percent slopes	0.24	0.5%		Vile	14	10	43
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	0.20	0.4%		Ile	50		74
Weighted Average						76.1	..	*n 70.1

**KAREN JENNINGS MCGUINNESS**

**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**

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