

489± acres selling in 6 Tracts

Large ESTATE LAND & REAL ESTATE AUCTION

Henry County & Lee County, Iowa

THURSDAY, SEPTEMBER 12, 2019 AT 10AM

1st HENRY COUNTY, IOWA 225 ACRES M/L - 3 TRACTS

Henry County tracts are located 2 miles east of Lowell, IA on J20/Salem Road, then 1 mile north on Quincy Avenue. Due to the bridge construction, from Lowell proceed a 1/2 mile east on J20/Salem Road, then 1 1/4 miles northeast on Perkins Road to Quincy Avenue.

"Selling Choice with the Privilege"

Henry County Tracts #1, 2 & 3 will be sold price per surveyed acre and will be selling Choice with the Privilege. High bidder may take Tract #1, #2 or Tract #3, or any combination of said tracts, in any order, for their high bid. This will continue until Henry County Tracts #1, 2 & 3 are sold. Tracts will not be recombined.



HENRY COUNTY, IOWA

TRACT #1 - 91 Acres M/L - Subject to final survey

FSA indicates: 69.9 acres tillable all of which are in the CRP program as follows:
69.9 acres at \$171.39 = \$11,980.16 and expires 9-30-2020.

Corn Suitability Rating 2 of 59.6 on the tillable acres.

Located in Sections 23 and 26, Baltimore Township, Henry County, Iowa.

There is a cell tower in the southwest corner of this property, with a perpetual easement on said land. Copies of said easement available.

Not included: All hunting tree stands



HENRY COUNTY, IOWA

TRACT #2 - 79 Acres M/L - Subject to final survey

FSA indicates: 20.15 acres tillable of which 19.2 are in the CRP program as follows:
15.1 acres at \$171.39 = \$2,587.98 and expires 9-30-2020
4.1 acres at \$149.73 = \$614.00 and expires 9-30-2019

Corn Suitability Rating 2 of 59.1 on the tillable acres.

Located in Section 26, Baltimore Township, Henry County, Iowa.

Not included: All hunting tree stands

3rd "Selling Choice with the Privilege" Burlington, Iowa Real Estate Tracts #1 & 2 will be sold lump sum price and will be selling Choice with the Privilege. High bidder may take Tract #1 or Tract #2 or both tracts, for their high bid. This will continue until both Tracts are sold. Tracts will not be recombined.

Open House of both homes will be on Thursday, August 29th from 4-5pm.

Tract #1 - 3 Bedroom Home, Burlington, Iowa 300 South Central Avenue, Burlington, Iowa



This could be a great investment property! The brick two story home was built in 1920 with 1,972 sq.ft. of living space on two levels. This three bedroom home offers 1 1/2 baths and is situated on a 80'x105' corner lot with a detached 16'x18' garage with alley access. Zoned R-4.

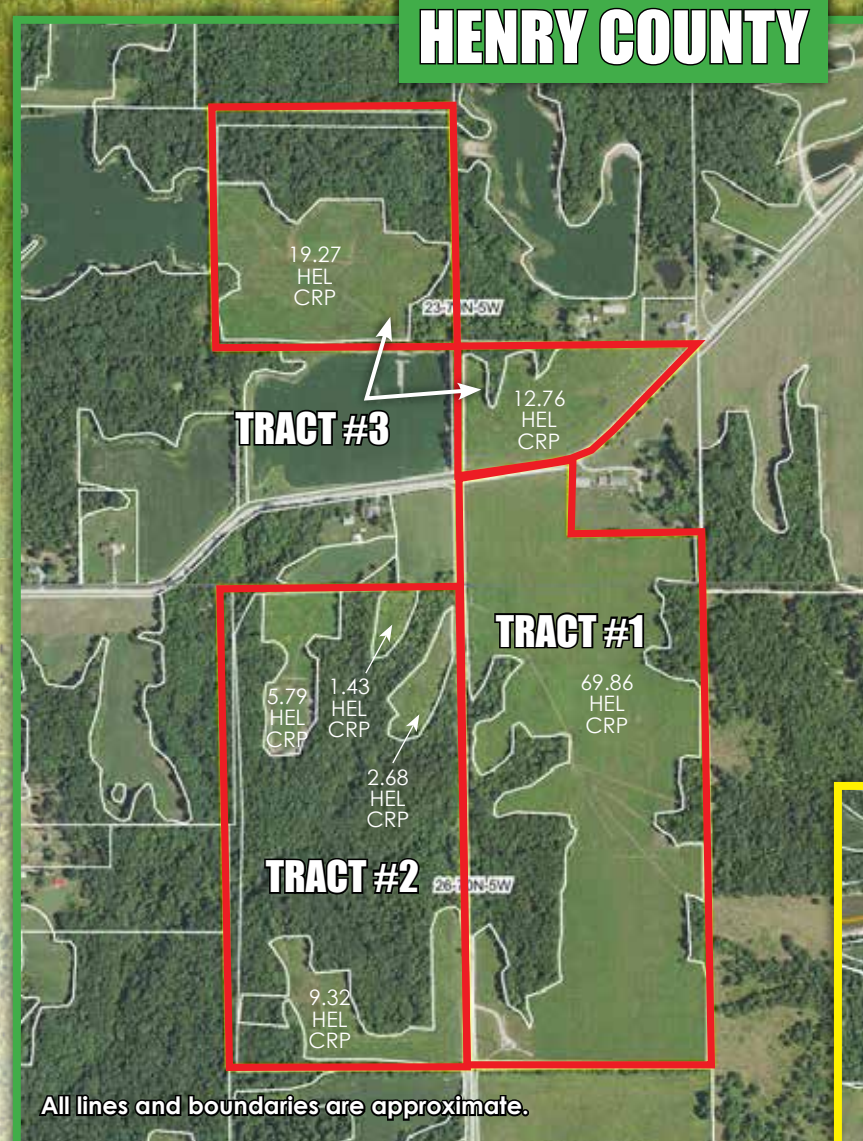
Not included: Appliances, All personal property of tenant's
Included: All items present on the day of closing.
Assessed Value: \$63,800

Tract #2 - 3 Bedroom Home, Burlington, Iowa 1406 Market Street, Burlington, Iowa



Another opportunity for an investment property! The brick two story home was built in 1920 with 1,596 sq.ft. of living space on two levels. This three bedroom home offers 1 bath and is situated on a 40'x60' lot. Zoned R-4.

Included: All items present on the day of closing.
Assessed Value: \$43,000

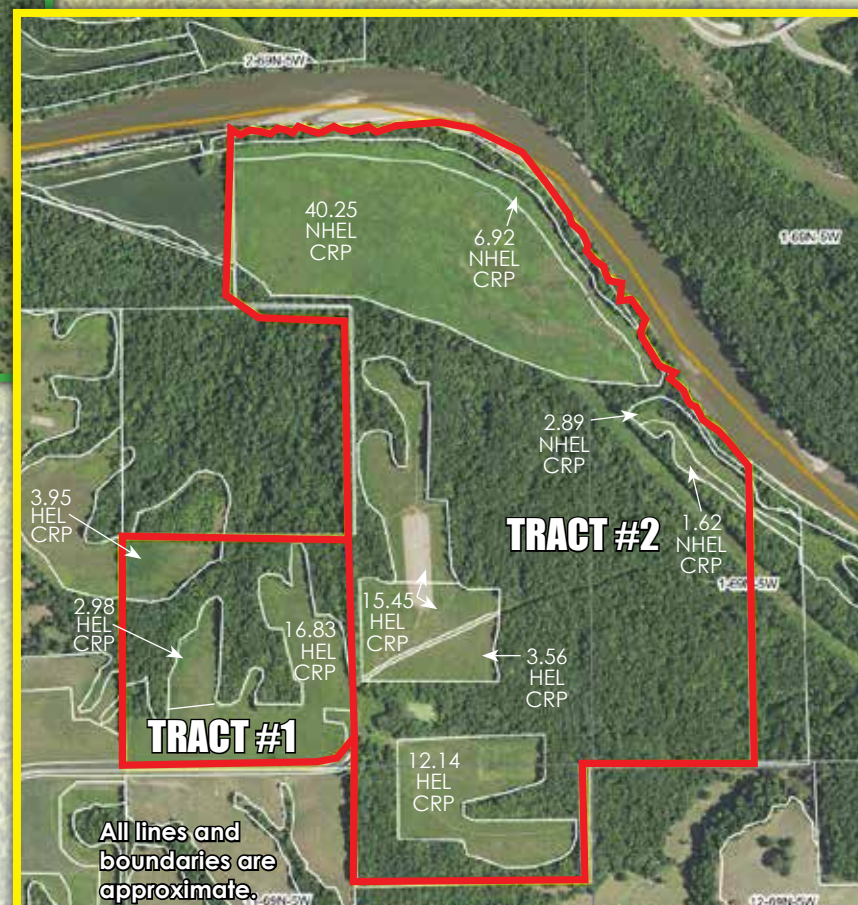


LEE COUNTY, IOWA

TRACT #1 - 39.5 Acres M/L - Subject to final survey

FSA indicates: 23.7 acres tillable all of which are in the CRP program as follows:
16.8 acres at \$143.74 = \$2,414.83 and expires 9-30-2020.
6.9 acres at \$133.09 = \$918.00 and expires 9-30-2019.
Corn Suitability Rating 2 of 52.2 on the tillable acres. Located in Section 2, Pleasant Ridge Township, Lee County, Iowa.

Not included: All hunting tree stands



LEE COUNTY



View complete details, terms, drone videos, and soil maps at SteffesGroup.com

Auction held at the Steffes Group Auction Facility, 2245 East Bluegrass Road, Mt. Pleasant, IA

Auctioneer's Note: Make plans now to attend this Large Land Auction of CRP & recreational timber land. Your opportunity to name your price on hunting land with CRP income. Several tracts offer potential building sites in the country! Also selling are two homes in Burlington, IA.

2nd LEE COUNTY, IOWA 264.32 ACRES M/L - 3 TRACTS

Lee County Tracts #1 & 2 are located 4 miles west of Denmark on Highway 16, then 1 1/2 miles north on 255th Ave., then 1/2 mile east on 120th St., then 1 mile north on 260th Ave., then 1/2 mile east on 112th St. 112th Street dead ends to the property.

Lee County Tract #3 is located 2 miles south of Wever, IA on Highway 61, then east on 187 Street to 345th Ave.

"Selling Choice with the Privilege"

Lee County Tracts #1 & 2 will be sold price per surveyed acre and will be selling Choice with the Privilege. High bidder may take Tract #1 or Tract #2 or both tracts, for their high bid. This will continue until Lee County Tracts #1 & 2 are sold. Then Tract #3 will be sold. Tracts will not be recombined.



LEE COUNTY, IOWA

TRACT #2 - 188.5 Acres M/L - Subject to final survey

This tract offers hunting and recreation along the banks of the Skunk River!

FSA indicates: 82.87 acres tillable all of which are in the CRP program as follows:
41.87 acres at \$217.08 = \$9,089.00 and expires 9-30-2024.
31.2 acres at \$143.74 = \$4,484.68 and expires 9-30-2020.
9.8 acres at \$239.33 = \$2,345.00 and expires 9-30-2019.

Corn Suitability Rating 2 of 65.6 on the tillable acres. Located in Sections 1, 2 and 11, Pleasant Ridge Township, Lee County, Iowa.

Not included: All hunting tree stands



LEE COUNTY, IOWA

TRACT #3 - 36.32 Acres M/L - Subject to final survey

FSA indicates: 15.99 acres tillable all of which are in the CRP program as follows: 15.99 acres at \$179.24 = \$2,866 and expires 9-30-2019.

Corn Suitability Rating 2 of 53.9 on the tillable acres. Located in Section 18, Green Bay Township, Lee County, Iowa.

Not included: All hunting tree stands



**LOCATIONS,
MORE PHOTOS &
TERMS ON REVERSE SIDE**

ALSACE L. HEINOLD ESTATE

Dianne Hurman, Randy Cross & Clinton Heinold - Co-Executors

Shane M. Wiley - Attorney for Estate

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

Announcements made the day of sale take precedence over advertising.





Henry County, Iowa Land – 225 Acres M/L – 3 Tracts



Lee County, Iowa Land – 264.32 Acres M/L – 3 Tracts



TERMS ON ALL TRACTS

Terms: 10% down payment on September 12, 2019. Balance due at closing with a projected date of October 25, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of October 25, 2019. (Subject to tenant's rights on home at 300 South Central Avenue)

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 for All Tracts:

- It shall be the obligation of the buyer(s) to report to the appropriate 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. C. CRP prorate. Please note that the final CRP acres will be determined by the FSA office.
- Buyer(s) agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer agrees to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer further agree to indemnify and hold harmless the sellers for any recovery sought by the FSA due to actions of buyer, which would violate the requirements of the CRP. In the event the buyer elects to take the ground out of CRP, the buyer will be responsible to the seller for any prorate of the CRP payment that the seller would have received.
- The land will be surveyed by a licensed surveyor and surveyed acres will be the multiplier for the land tracts. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing.
- The home located at 300 South Central is rented on a month to month basis and is selling subject to tenant's rights. The rent is \$600 per month and the rent will be prorated at closing date, any security deposits, if any, will be transferred at closing. It is the responsibility of the new buyer to give tenants notice, if so desired.
- 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.
- If one buyer purchases more than one tract, 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 real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

Tract #1 - Henry County	Gross	\$1,610.29
	Ag. Credit	(\$78.81)
	Net	\$1,532.00 (Approx.)
Tract #2 - Henry County	Gross	\$425.67
	Ag. Credit	(\$20.52)
	Net	\$405.00 (Approx.)
Tract #3 - Henry County	Gross	\$837.77
	Ag. Credit	(\$90.00)
	Net	\$747.77 (Approx.)
Tract #1 - Lee County	Gross	\$624.27
	Ag. Credit	(\$39.50)
	Net	\$584.77 (Rounded)
Tract #2 - Lee County	Gross	\$3,393.98
	Ag. Credit	(\$196.44)
	Net	\$3,197.54 (Rounded)
Tract #3 - Lee County	Gross	\$443.08
	Ag. Credit	(\$23.56)
	Net	\$419.52 (Rounded)
Tract #1 - Burlington, Iowa	Gross/Net	\$1,310.00
Tract #2 - Burlington, Iowa	Gross/Net	\$1,164.00



2245 Bluegrass Road
Mt. Pleasant, IA 52641
319-385-2000
SteffesGroup.com

Please Post



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Thursday, September 12, 2019 at 10am

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Henry County & Lee County, Iowa

THURSDAY, SEPTEMBER 12, 2019 AT 10AM

489±
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6 Tracts



SteffesGroup.com

PRESORTED
STANDARD
US POSTAGE
PAID
Permit #315
FARGO, ND

