

Des Moines County Land

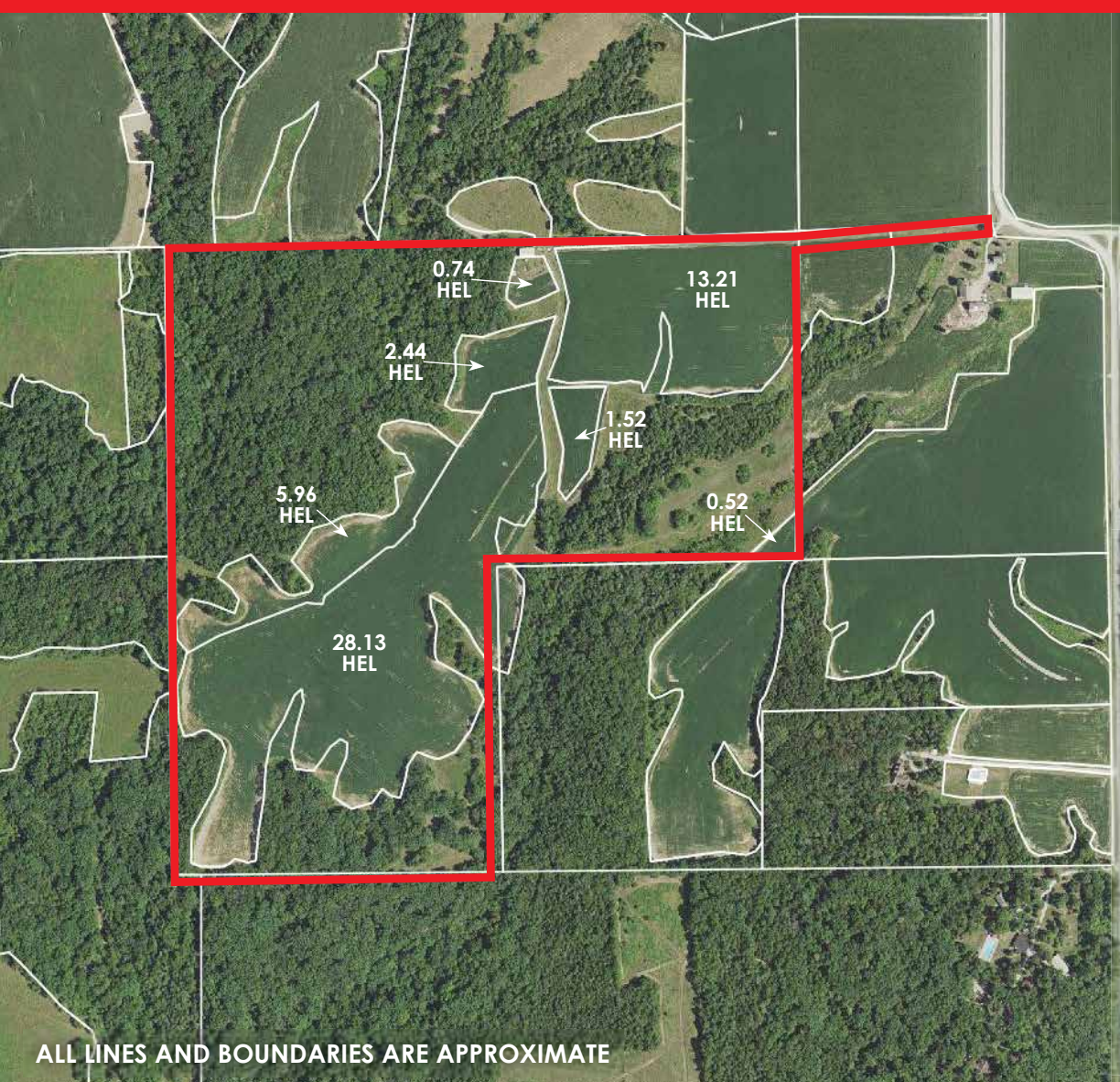
AUCTION

TIMED ONLINE



Danville, Iowa

Opens: Thurs., September 5th / Closes: Thursday, September 12, 2019 at 4PM



DANVILLE, IOWA - Land is located 2 1/2 miles south of Danville on Danville Road/X31, then 1/4 mile west on Highway 79, then 1 mile south on 202nd Avenue, then 1/4 mile east on Agency Road, then 1 mile south on 200th Avenue. Address is 7999 200th Avenue, Danville, Iowa

121.02 Surveyed Acres

SELLS IN 1 TRACT - SURVEYED IN 1999

If you are looking for recreational land with a building and tillable land, this could be your property. The property has a 40'x60' building built in 2008, with a dirt floor. Own a piece of the country and take advantage of the recreational opportunities this land has to offer!

FSA indicates: 52.52 acres tillable, balance being timber. Corn Suitability Rating 2 of 66.5 on the tillable acres. Located in Section 9, Danville Township, Des Moines County, Iowa.

Not Included: Fuel barrel, LP tanks, All farm machinery, All personal property

TERMS: 10% down payment on September 12, 2019. Balance due at closing with a projected date of October 28, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

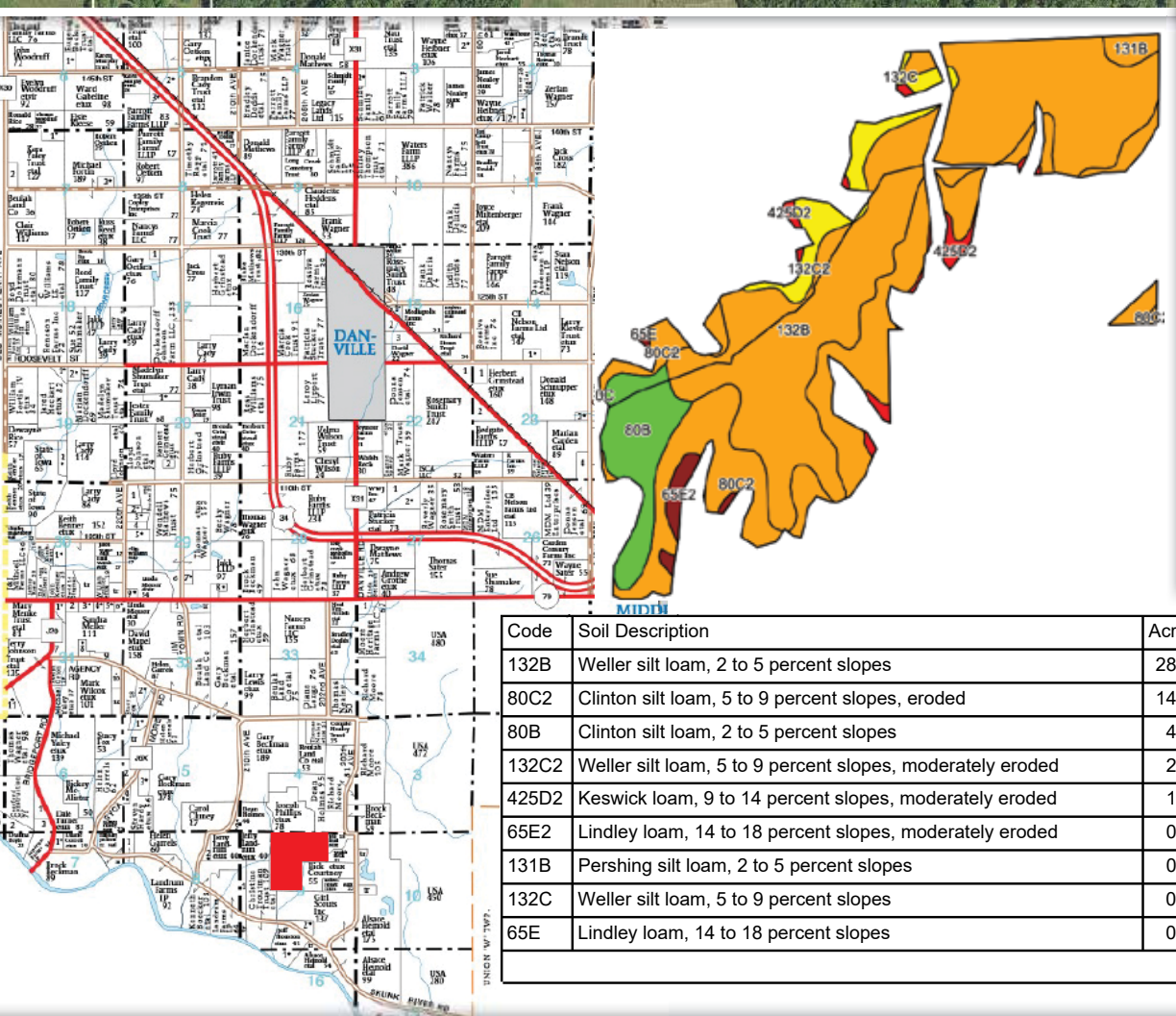
POSSESSION: Projected date of October 28, 2019. (Subject to tenant's rights on the tillable land)

REAL ESTATE TAXES: To be prorated to date of possession based on the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Gross: \$ 2,673.12
Ag. Credit: (\$114.75)
Net: \$2,558.00 (Rounded)

Special Provisions:

- This online auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- Bidding on the tract will be per surveyed acre, with the multiplier being 121.02.
- The property was surveyed in 1999. Copies are available.
- Down payment is due on the day the auction closes.
- Termination on the fillable ground has been served by the seller to the tenant. Land is selling free and clear for the 2020 farming season. Fall tillage rights shall be granted, after the 2019 harvest.
- 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.
- 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.
- 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 acknowledges 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 real estate.
- 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	*n NCCPI Soybeans
132B	Weller silt loam, 2 to 5 percent slopes	28.46	54.2%		IIIe	67	60	84
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	14.15	26.9%		IIIe	69	60	59
80B	Clinton silt loam, 2 to 5 percent slopes	4.55	8.7%		Ile	80	80	73
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	2.68	5.1%		IIIe	59	40	68
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	1.00	1.9%		IVe	7	5	39
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.81	1.5%		Vle	28	28	50
131B	Pershing silt loam, 2 to 5 percent slopes	0.70	1.3%		IIIe	70	67	62
132C	Weller silt loam, 5 to 9 percent slopes	0.10	0.2%		IIIe	59	45	79
65E	Lindley loam, 14 to 18 percent slopes	0.07	0.1%		Vle	31	30	60
Weighted Average						66.5	59.2	*n 73.8

JOHN WARNER, CARY WARNER AND JILL FINK

James W. Miller & Gregory A. Johnson – Attorneys for Seller

For details contact auction manager, Terry Hoenig of Steffes Group at 319.385.2000 or by cell 319.470.7120



SteffesGroup.com

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

Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.

