

# Washington County Land AUCTION TIMED ONLINE



*Riverside, Iowa*

**Opens: Tuesday, September 24 / Closes: Tuesday, October 1, 2019 at 4PM**

**RIVERSIDE, IOWA** - Land is located 5 miles south of Riverside, IA OR 15 miles south of Iowa City on Highway 218/27, then 3/4 mile east on 170th Street to Highland School, then 1 1/2 miles east on 170th Street. Watch for auction signs.

## 43 Acres M/L

**(Subject to final survey) – SELLS IN 1 TRACT**

Looking for a hunting or recreational piece of land? This could be your piece of the country, just in time for hunting season! This piece offers perfect cover for wildlife as it borders other land with timber. This is an excellent opportunity to own a piece of land close to Iowa City with timber trails & creek bed. This tract also offers a potential building site. Located in Section 2, Highland Township, Washington County, Iowa.

**TERMS:** 10% down payment on October 1, 2019. Balance due at final settlement with a projected date of November 13, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of November 13, 2019.

**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.

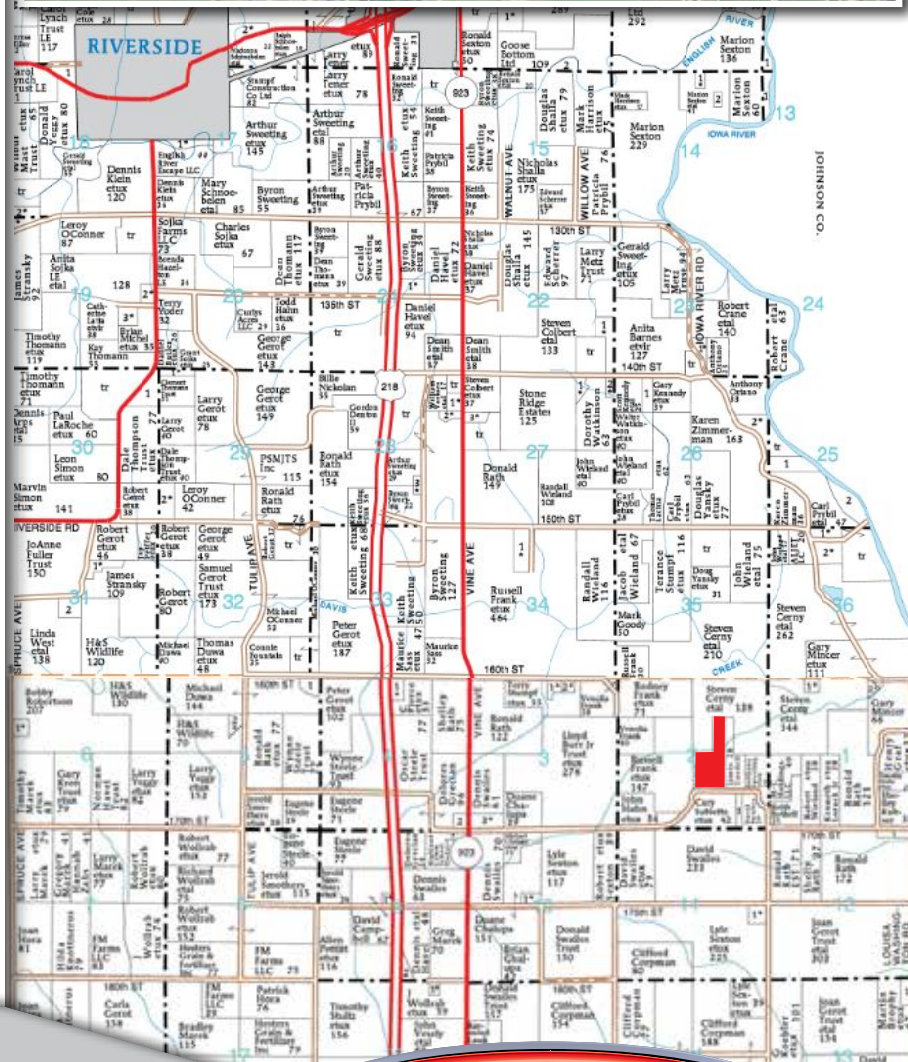
Gross: \$521.46

Ag. Credit: (\$21.88)

Net: \$500.00 (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.
- The land will be surveyed by a licensed surveyor. Bidding on the tract will be per surveyed acre, with the surveyed acres being the multiplier. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at final settlement.
- Down payment is due on the day the bidding closes.
- It shall be the obligation of the buyer to report to the Washington 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.



**HOWARD W. CORDELL TRUST**

Young Ja Cordell – Trustee | Robert G. Schlegel – Attorney for Trust

For details contact auction manager, Lynn Richard of Steffes Group at 319.385.2000 or by cell 319.931.9090



**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.

