

# Louisa County Land

# AUCTION

## TIMED ONLINE

**9.9**  
TAXABLE  
ACRES M/L

*Columbus Junction, Iowa*

Opens: Tuesday, October 15 / Closes: Tuesday, October 22, 2019 at 4PM

**COLUMBUS JUNCTION, IOWA** - Land is located 1 1/2 miles west of Columbus Junction on Highway 92, then 1/4 mile south on X17, then 1/2 mile south on U Avenue, then 3/4 miles west on 145th Street. Watch for auction signs.

### 9.9 Taxable Acres M/L - SELLS IN 1 TRACT

Looking to own a piece of the country? Look at what this smaller tract of land has to offer, tillable with some timber, recreational prospects or a potential building site.

FSA indicates 3.95 acres tillable.

Corn Suitability Rating 2 of 76.8 on the tillable and 64.4 on the entire tract.

Located in Section 27, Columbus City Township, Louisa County, IA

**TERMS:** 10% down payment on October 22, 2019. Balance due at final settlement with a projected date of December 5, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

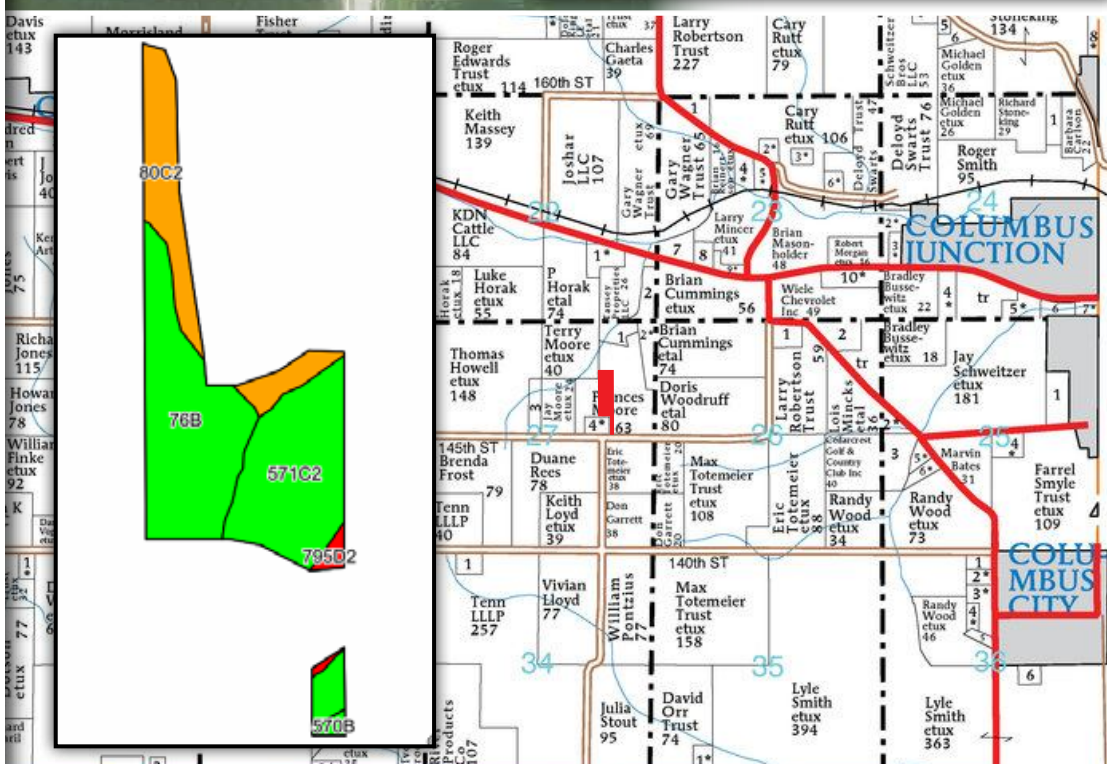
**POSSESSION:** Projected date of December 5, 2019. (Subject to tenant's rights)

**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: \$302.58  
Ag. Credit: (\$10.73)  
Net: \$292.00 (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 lump sum price.
- Down payment is due on the day the bidding closes.
- Termination on the tillable ground has been served by the seller to the tenant. Land is selling free and clear for the 2020 farming season.
- The seller shall not be obligated to furnish a survey.
- 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.
- 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 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.



## FRANCES E. MOORE

Jay J. Moore – Power of Attorney | Katie M. Lujan – Attorney for Seller

For details contact auction manager, Nate Larson at 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

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

