

Black Hawk County Land

AUCTION

Cedar Falls, Iowa

WEDNESDAY, OCTOBER 30, 2019 AT 3PM

CEDAR FALLS, IOWA

The land is located two blocks south of University Avenue on Cedar Heights Drive, Cedar Falls, Iowa. Auction will be held on site.

Join us for this Live Auction Event with Online Bidding!

15.06 Taxable Acres M/L – SELLS IN ONE TRACT

This is a rare opportunity to purchase development land in the ever growing city of Cedar Falls. This is your chance to bid your price on this land.

This property has frontage on Cedar Heights Drive and provides multiple possibilities. The property is currently zoned R1 & A1 and is currently in row crop production with 11.64 acres tillable and a Corn Suitability Rating of 84.3 CSR2 on the entire tract.

The property is comprised of two parcels 8913-29-151-001 and 8913-29-151-012.

TERMS: 10% down payment on October 30, 2019. Balance due at closing with a projected date of December 13, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

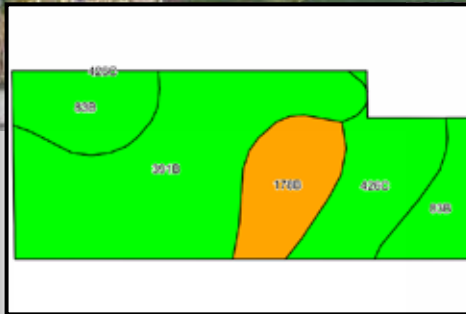
POSSESSION: Projected date of December 13, 2019.

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: \$437.08
 Ag. Credit: (\$25.33)
 Net: \$412.00 (Rounded)

SPECIAL PROVISIONS:

- 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.
- It shall be the obligation of the buyer to report to the Black Hawk 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.



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Cod e	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Cor n	Soybeans	*n NCCPI Soybeans
391B	Clyde-Floyd complex, 1 to 4 percent slopes	7.05	47.8%		IIw	87	72			79
83B	Kenyon loam, 2 to 5 percent slopes	3.18	21.6%		IIe	90	86	210		61
426 C	Aredale loam, 5 to 9 percent slopes	2.44	16.6%		IIIe	86	70			70
178B	Waukee loam, 2 to 5 percent slopes	2.07	14.0%		IIs	64	74			67
Weighted Average						84.3	75	45.3	13.2	*n 75

Potential Land Development Opportunity!

SECURED LENDER

Chris Wendland – Attorney for Seller

For details contact auction manager, Nate Larson at Steffes Group, 319.385.2000 or by cell, 319.931.3944



SteffesGroup.com

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