

DES MOINES COUNTY  
**IOWA**

OPENS: Friday, March 13 | 10AM  
**CLOSES: Friday, March 20 | 10AM** 2020

# LAND AUCTION

Timed Online



Built on Trust.

**Mediapolis, Iowa** - Located 1 1/2 miles east of Mediapolis on Mediapolis Road, then 4 1/2 miles southeast on Pegtown Road, then 1/2 mile south on Falcon Road. Watch for auction signs.

**14 DEEDED ACRES M/L  
SELLS IN 1 TRACT**

Looking to own a piece of the country? This small tract has a lot to offer! Tillable land with a potential building site! Rathbun rural water runs along the east side of the property.

FSA indicates: 14.29 NHEL acres tillable. Corn Suitability Rating 2 of 77.2 on the tillable acres.

Located in Section 10, Benton Township, Des Moines County, IA



**77  
CSR2**



**Jack Larson** | William R. Jahn, Jr. – Attorney for Seller

For information contact Nate Larson at Steffes Group, 319.385.2000 or 319.931.3944

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



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
180	Keomah silt loam, 1 to 3 percent slopes	6.36	44.5%		lw	76	76
80B	Clinton silt loam, 2 to 5 percent slopes	6.15	43.0%		Ile	80	80
80C	Clinton silt loam, 5 to 9 percent slopes	0.93	6.5%		IIle	72	65
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	0.57	4.0%		IIIle	69	60
74	Rubio silt loam, 0 to 2 percent slopes	0.28	2.0%		IIlw	76	78
<b>Weighted Average</b>						<b>77.2</b>	<b>76.4</b>

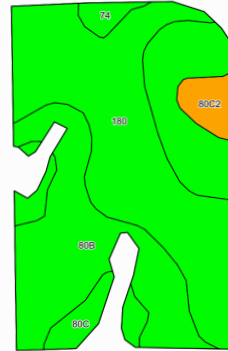
**TERMS:** 10% down payment on March 20, 2020. Balance due at final settlement with a projected date of May 4, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of May 4, 2020.

**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.  
Net Real Estate Taxes: \$384.00 (Rounded)

**SPECIAL PROVISIONS:**

- The buyer will have the choice of the land being free and clear for the 2020 farming season OR there is a lease in place for 2020 at \$285 per tillable acre with rent being due on November 1, 2020.
- This online auction will have a 10% buyer's premium, capped at \$1,000. This means the buyer's premium in the amount of ten percent (10%) 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 maximum buyer's premium charge will be \$1,000.
- Bidding on the tract will be by the acre.
- Down payment is due on the day the bidding closes.
- The seller shall not be obligated to furnish a survey.
- 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.
- Buyer shall cooperate by signing any needed paperwork, at no additional cost to them, in a 1031 exchange, if the seller opts to do so.
- 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.
- The Seller's son, Nate Larson is a licensed real estate agent in the State of Iowa.
- Any announcements made the day of sale take precedence over advertising.



**Steffes Group, Inc.**  
2245 East Bluegrass Road  
Mt. Pleasant, Iowa 52641

PRESORTED  
STANDARD  
US POSTAGE  
PAID  
Permit #315  
FARGO, ND

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