

# MULTI-TRACT Land Auction

## DES MOINES COUNTY, IOWA



**Auctioneer's Note:** A great opportunity to purchase a combination farm! A nice setup with buildings, tillable and pasture ground. Tract #1 will be sold lump sum price. Tracts #2-4 will be selling Choice with the Privilege. High bidder may take Tract #2, Tract #3 or Tract #4 or any combination of those tracts, in any order, times their high bid. This will continue until Tracts #2-4 are sold. Tract #5 will be sold lump sum price. Tracts will not be recombined.

## Farm Sells Free & Clear for 2021

### Tract #1 – Two Story Home & Buildings on 5 Acres M/L

Subject to final survey  
Located at 8952 250<sup>th</sup> Street, Mediapolis, IA

**Home Features:**

- 2,494 sq. ft. of living space.
- Large living room.
- Kitchen with center island, stove & dishwasher.
- Formal dining room with wood floors.
- Bedroom with 1/2 bath & walk in closet.
- Bathroom with double vanity.
- Laundry room with washer & dryer.
- Three bedrooms upstairs.
- Basement with family room.
- Heil high efficient gas forced air furnace & central air.
- Attached 2 car garage.

**Buildings:**

- GSI 11,144 bu. grain bin, built in 2016.
- 6,680 bu. concrete silo with attached 16'x24' building.
- 48'x96' open face machine shed, built in 2006.
- 42'x54' shop with radiant heat, built in 1994.
- 40'x72' open face cattle shed, built in 2014.
- 24'x64' open face cattle shed, built in 2008.
- 30'x70' building, built in 1997.
- 32'x40' barn with lean-to.

**Included:** Stove, Dishwasher, Washer, Dryer  
**Not included:** 1,000 gal. LP tank, All farm equipment, All livestock equipment, including fencing, feed bunks, etc.

**Real Estate Taxes:** Net (Approx.) \$2,408.00

Auction to be held at Mediapolis City Hall, 510 Main Street, Mediapolis, IA 52637

Land is generally located 3 miles north of Mediapolis on Highway 61, then 4 miles east on 260<sup>th</sup> Street, then 1 mile south on 90<sup>th</sup> Street, then 1/4 mile east on 250<sup>th</sup> Street

## WEDNESDAY, NOVEMBER 11, 2020 AT 10AM

Open House on Wednesday, October 28th from 10-11AM

## 233 Acres M/L Sells in 5 Tracts



### Tract #2 – 12 Acres M/L

Subject to final survey  
FSA indicates: 6.15 acres tillable.  
Corn Suitability Rating 2 is 74.4 on the tillable acres.  
Located in Section 9, Huron Township, Des Moines County, Iowa.

**Real Estate Taxes:** Net (Approx.) \$243.00

### Tract #3 – 110 Acres M/L

Subject to final survey  
FSA indicates: 79.29 acres tillable.  
Corn Suitability Rating 2 is 66.7 on the tillable acres.  
Located in Section 9, Huron Township, Des Moines County, Iowa.

**Real Estate Taxes:** Net (Approx.) \$2,478.00

### Tract #4 – 102 Acres M/L

Subject to final survey  
Approx. 65 acres tillable.  
Corn Suitability Rating 2 is 59.9 on the tillable acres.  
Located in Section 9, Huron Township, Des Moines County, Iowa.

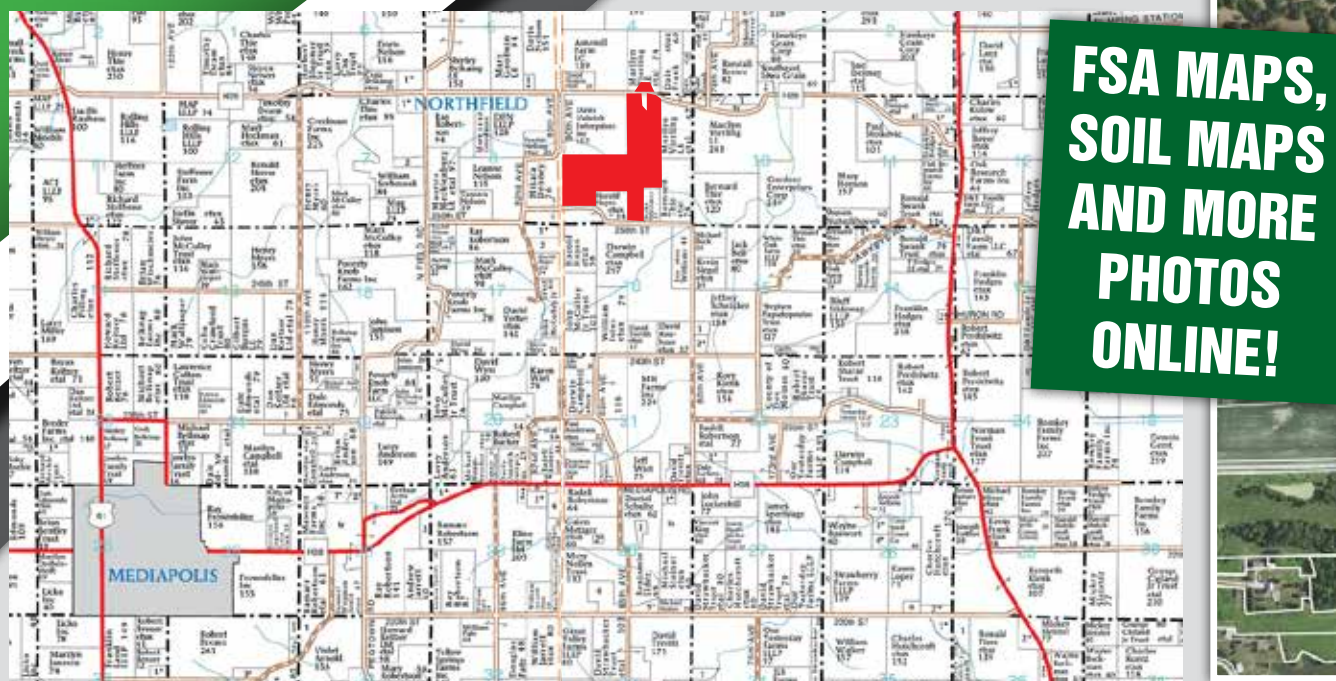
**Real Estate Taxes:** Net (Approx.) \$2,067.00

### Tract #5 – 3.94 Acres M/L

Located at 8414 260<sup>th</sup> Street, Mediapolis, IA  
This tract of land has a 48'x120' hay/machine shed with a 20'x72' addition, built in 2013.  
There is a well on this property.  
Located in Section 9, Huron Township, Des Moines County, Iowa.

**Not included:** All livestock equipment & farm equipment, Hay bales

**Real Estate Taxes:** Net \$252.00



**FSA MAPS,  
SOIL MAPS  
AND MORE  
PHOTOS  
ONLINE!**

ALL LINES AND BOUNDARIES  
ARE APPROXIMATE.

**Terms:** 10% down payment on November 11, 2020. Balance due at final settlement with a projected date of December 28, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** December 28, 2020 (Subject to tenant's rights on tillable land & buildings).

**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.

**Special Provisions:**

- Tracts 1 & 5 will be sold lump sum price. Tracts 2, 3 & 4 will be sold by the acre and the multiplier used to determine the total bid amount will be the surveyed acres. Tracts 1-4 will be surveyed by a registered land surveyor prior to the auction. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing, only on Tracts where the surveyed acres were used as the multiplier. Seller shall not be obligated to furnish a survey on Tract 5.
- The tillable ground is selling free and clear for the 2021 farming season.
- Tract #5 has a well water usage easement in favor of the property located south of Tract #5 at 8381 260<sup>th</sup> Street, Mediapolis, IA

- If one buyer purchases more than one tract, the seller shall only be obligated to furnish one abstract and deed (husband & wife constitute one buyer).
- 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. Please note final tillable acres will be determined by the FSA office.
- Due to this being a Secured Lender owned property, the seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance

- with Des Moines County & Iowa Laws & regulations.
- 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(s) shall be responsible for any fencing in accordance with Iowa state law.
- The Buyer(s) will be responsible for installing his/her own entrance, 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(s) acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer(s) are 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.

**SECURED LENDER | William R. Jahn, Jr. – Attorney for Seller**

For more information contact Nate Larson of Steffes Group, 319.385.2000 or 319.931.3944



# SteffesGroup.com

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

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