MT. PLEASANT, IOWA - Land is located 4 miles south of Mt. Pleasant on County Hwy H46, then 2 miles south on Franklin Ave./WSS, then ½ miles west on 275th Street, then 1 mile north on Erickson Avenue.

Tract #1 – 32 Acres M/L – Subject to final survey

FSA indicates: 31.51 acres tillable
Com Suitability Rating 2 of 56.8 on the tillable acres.
Located in Section 26 & 35, Tippecanoe Township, Henry County, Iowa.

Tract #2 – 64 Acres M/L – Subject to final survey

FSA indicates: 38.49 acres tillable of which 14.4 acres are in CRP as follows:
14.4 acres at $218.31 = $3,143.00 and expires on 9-30-2027.
Com Suitability Rating 2 of 56.8 on the tillable acres.
Located in Section 26, Tippecanoe Township, Henry County, Iowa.

Tract #3 – 59 Acres M/L – Subject to final survey

FSA indicates: 27.02 acres tillable of which 11.24 acres are in CRP as follows:
11.24 acres at $218.31 = $2,435.00 and expires on 9-30-2027.
Com Suitability Rating 2 of 64.5 on the tillable acres.
Located in Section 26, Tippecanoe Township, Henry County, Iowa.

Opens: Tue., August 25th / Closes: Tuesday, September 1, 2020, 10AM

Taxes: 10% down payment on September 1, 2020. Balance due at final settlement with a projected date of October 16, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: October 16, 2020. (Subject to tenant’s rights on the tillable)

Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax assessment. Seller will pay any unpaid real estate taxes payable in prior years.

Limited warranty deeds will be given for all tracts. All lines and boundaries are approximately.

Steffes Group, Inc. is representing the Seller.

This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.

If Tracts 1, 2 & 3 sell to different buyers, there will be a deed restriction on Tracts 2 & 3, as the same buyer, only Tract 3 will have deed restrictions. If one buyer purchases more than one tract, the seller shall only be obligated to furnish one deed restriction, with the remaining deeds to be provided by the buyer(s). If Tracts 1, 2 & 3 are the same buyer, no deed restrictions will be necessary.

Fall tillage rights & hunting rights shall be granted to the Buyer(s) after closing and after the fall harvest of the 2020 crops.

It shall be the obligation of the buyer to report to the Henry County FSA office and show filed intentions to take the ground out of CRP, the buyer will be responsible to the seller for any prorate of the CRP payment that the seller would have received.

This auction sale is not contingent upon Buyer’s financing or any other Buyer contingencies.

If in the future a site clean-up is required it shall be at the expense of the buyer.

This auction sale is not contingent upon Buyer’s financing or any other Buyer contingencies.

The Buyer(s) shall be responsible for any testing in accordance with Iowa state law.

The Buyer(s) will be responsible for installing his/her own entrance, if so desired.

By agreeing to indemnify and hold harmless the sellers for any recovery sought by the FSA due to CRP or actions that would require repayment of the CRP payment or payments. Buyer further agrees to indemnify and hold harmless the seller for any future government programs. C. CRP prorate. Please note final tillable acres will be determined by the FSA office.

Fall tillage rights & hunting rights shall be granted to the Buyer(s) after closing and after the fall harvest of the 2020 crops.

D. Allotted base acres. E. Any future government programs, C. CRP program. Please review final tillable acres will be determined by the FSA office.

FSA indicates: 27.02 acres tillable of which 11.24 acres are in CRP as follows:
11.24 acres at $218.31 = $2,435.00 and expires on 9-30-2027.
Com Suitability Rating 2 of 64.5 on the tillable acres.
Located in Section 26, Tippecanoe Township, Henry County, Iowa.

The Buyer(s) shall be responsible for any testing in accordance with Iowa state law.

The Buyer(s) will be responsible for installing his/her own entrance, if so desired.

It’s the future’s who owns it. It shall be responsible for 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.

If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing.

MT. PLEASANT, IOWA - Land is located 4 miles south of Mt. Pleasant on County Hwy H46, then 2 miles south on Franklin Ave./WSS, then ½ miles west on 275th Street, then 1 mile north on Erickson Avenue.

Tract 1 - Real Estate:
Tract 2 - Real Estate:
Tract 3 - Real Estate:

Steffes Group, Inc. is representing the Seller.

Any announcements made the day of sale take precedence over advertising.

MRS. KEITH HALLOWELL ESTATE

Seleta A. Bainter - Attorney for Estate

For information contact Terry Hoenig at Steffes Group, 319.385.2000 or 319.470.7120

SteffesGroup.com

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

Announcements made the day of sale take precedence over advertising.