**Land Auction**

**Fayette County, Iowa**

- **Special Provisions:**
  - **Real Estate Taxes:** Projected date of November 20, 2020 (Subject to tenant’s rights).
  - **Possession:** 10% down payment on October 8, 2020. Balance due at final settlement with a projected date of November 20, 2020, upon delivery of merchantable abstract and deed and all objections have been met.
  - **Corn Suitability Rating:** 2 of 67.8 on the tillable acres.
  - **Approx. 101 acres tillable.**
  - **109 Acres M/L - Subject to final survey**
  - **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 price will be made accordingly at closing.**
  - **Any announcements made the day of sale take precedence over advertising.**

### 109 Acres M/L

**SELLS IN 1 TRACT**

**Selling Free & Clear for 2021!**

**WAVERLY, IOWA**

Land is located 2 miles west of Waverly, Iowa on Highway 18.

**109 Acres M/L - Subject to final survey**

Approx. 101 acres tillable.

Com Suitability Rating 2 of 67.8 on the tillable acres.

Located in Section 14, Bethel Township, Fayette County, Iowa.

**Terms:** 10% down payment on October 8, 2020. Balance due at final settlement with a projected date of November 20, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of November 20, 2020 (Subject to tenant’s rights).

**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.

<table>
<thead>
<tr>
<th>Gross Net (Approx.)</th>
<th>$2,802.55</th>
<th>$2,690.68</th>
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<tbody>
<tr>
<td>Ag. Credit</td>
<td>$112.48</td>
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**Special Provisions:**

- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- 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.

**WARREN W. & SANDRA J. JENCKS**

**Patrick B. Dillon - Attorney for Sellers**

For information contact Steffes Group, 319.385.2000; Nate Larson, 319.931.3944 or Duane Norton, 515.450.7778

**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.