

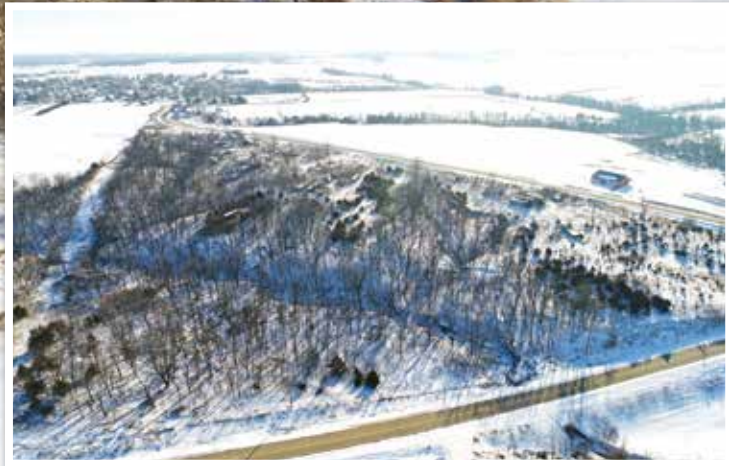
LOUISIA COUNTY, IOWA

LAND AUCTION

THURSDAY, MARCH 4, 2021 AT 10AM

Auction to be held at the Youth Learning Center at the Louisa County Fairgrounds, Columbus Junction, Iowa. Land is located 1 mile north of Columbus City on County Road X17. Address is 14256 County Road X17, Columbus Junction, IA.

Columbus City, Iowa



ONLINE BIDDING AVAILABLE!

34.5± TAXABLE ACRES sells in 1 tract

This property offers potential building sites along a hard surface road. Offering frontage along County Road X17 and 145th Street. The County Assessor indicates the 2,320 sq.ft. home has 4 bedrooms, 2 baths and was built in 1950. The land also offers a small pond, timber area, and approx. 300 ft. deep well. Several mobile homes, sheds and all items present are included with the property.

FSA indicates: 8.66 acres tillable. Corn Suitability Rating 2 is 51.8 on the tillable acres. Located in Section 25, Columbus City 'W' Township, Louisa County, Iowa.

Included: 500 gal. LP tank, Several mobile homes, sheds and all items present on the day of closing.

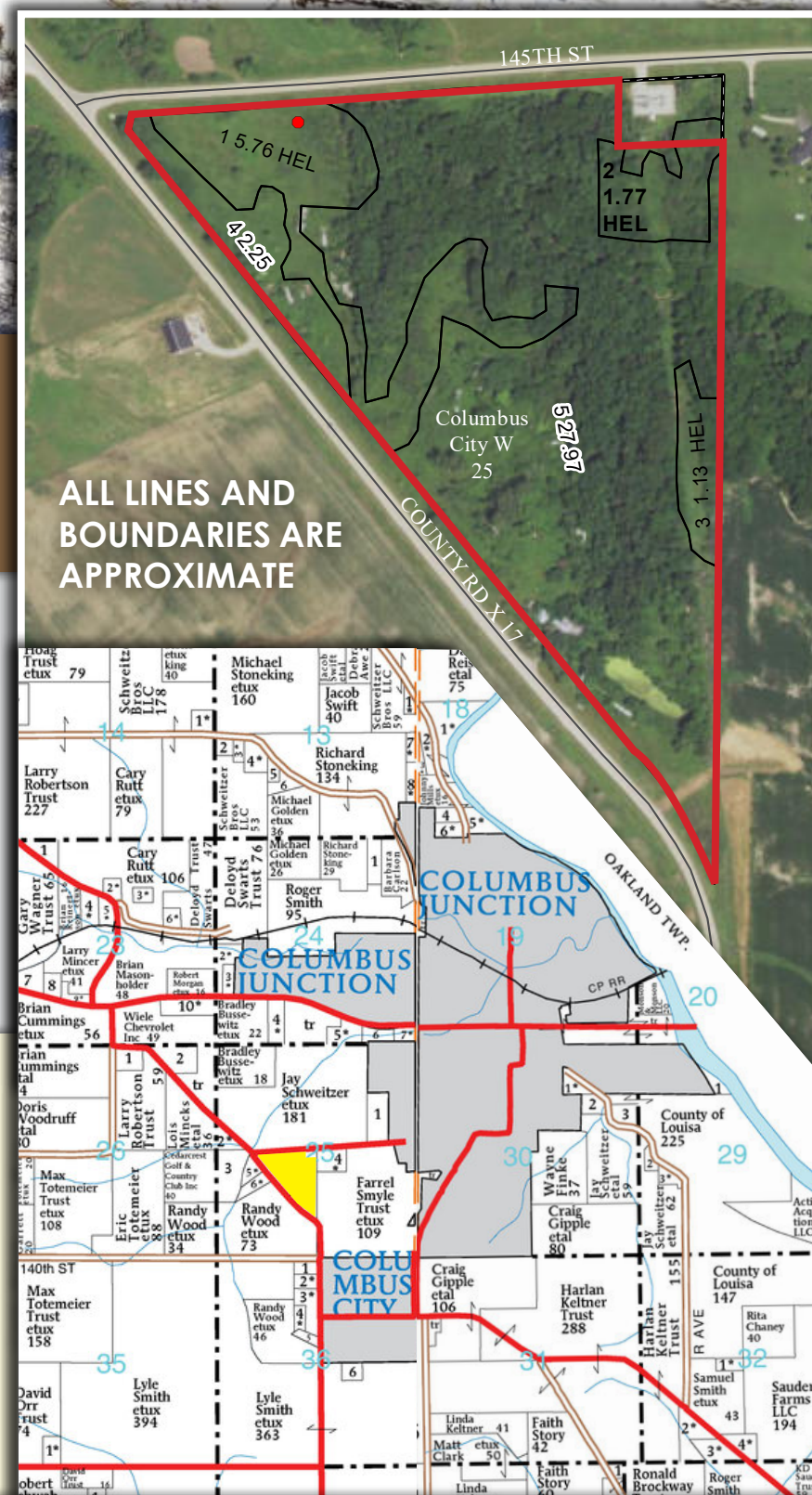
Real Estate Taxes: Gross \$715.65 - Homestead Cr./Elderly Cr. (\$715.65) = Net \$00.00 Please note there will not be a tax prorate at closing.

Terms: 10% down payment on March 4, 2020. Balance due at closing with a projected date of April 16, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of April 16, 2021. **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:

- Farm is selling free and clear for the 2021 farming season.
- It shall be the obligation of the buyer to report to the Louisa County FSA office and show filed deed in order to receive the following if applicable:
 - A. Allotted base acres. B. Any future government programs.
- Buyer will assume all personal property present at the time of closing.
- Buyer will assume 100% of the closing costs.
- Due to this being an estate, 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 Louisa County & Iowa Laws & regulations.
- The Seller shall not be obligated to furnish a survey.
- 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 an environmental 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

Doris Bates Estate

Mardell Bates – Executor | William J. Hargrafen – Attorney for Seller

For information contact Nate Larson at 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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