

LOUISA COUNTY, IOWA

# Land Auction

*Columbus Junction, Iowa*

**TIMED ONLINE**



**OPENS: Wednesday, April 21st**  
**CLOSES: Wednesday, April 28, 2021 at 4PM**

Land is located 3 ¾ miles east of Columbus Junction to 18781 Highway 92.

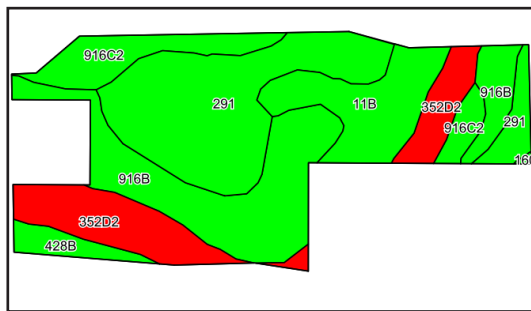
**15.08 SURVEYED ACRES M/L**  
*Sells in 1 Tract*

Here is a great opportunity to purchase a potential building site with recreational opportunities with established timber and located on Highway 92.

FSA indicates: 4.9 DCP cropland acres with corn base of 3.5.

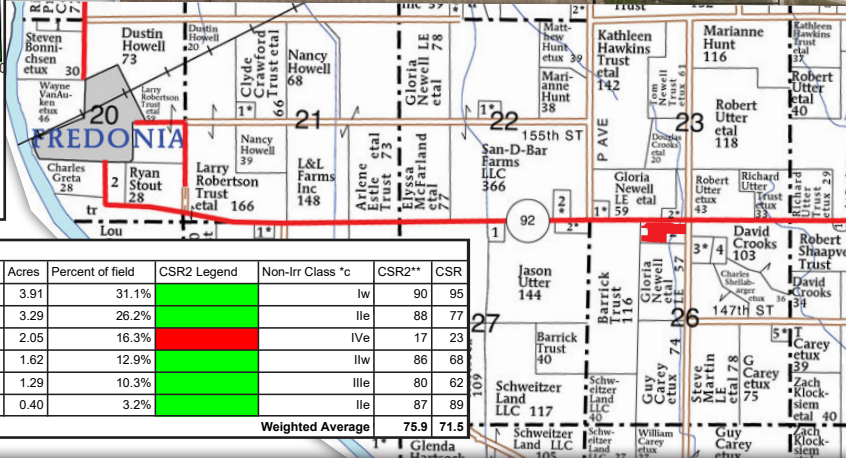
Corn Suitability Rating 2 is 75.9 on the entire tract.

Located in Section 26, Concord Township, Louisa County, Iowa.



Area Symbol: IA115, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
291	Atterberry silt loam, 0 to 2 percent slopes	3.91	31.1%		lw	90	95
916B	Downs silt loam, sandy substratum, 2 to 5 percent slopes	3.29	26.2%		lle	88	77
352D2	Whittier silt loam, 9 to 14 percent slopes, moderately eroded	2.05	16.3%		lve	17	23
11B	Colo-Ely complex, 0 to 5 percent slopes	1.62	12.9%		llw	86	68
916C2	Downs silt loam, sandy substratum, 5 to 9 percent slopes, eroded	1.29	10.3%		llle	80	62
428B	Ely silty clay loam, 2 to 5 percent slopes	0.40	3.2%		lle	87	89
<b>Weighted Average</b>						<b>75.9</b>	<b>71.5</b>



**Terms:** 10% down payment on April 28, 2021. Balance due at final settlement with a projected date of June 11, 2021, upon delivery of merchantable abstract and deed and all objections have been met.  
**Possession:** Projected date of June 11, 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.

Net: \$106.00 (Rounded) 7.55 acres are in Forrest Reserve

**Special Provisions:**

- This online auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- There is a recorded survey of this land, dated May 1, 1997. Bidding on the land will be by the surveyed acre. 15.08 will be the multiplier used to determine the total bid amount.

- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
- 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.
- 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 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.
- Seller's attorney states Pleasant Grove Church has established an Easement by Prescription for use of driveway entry and also states that if Pleasant Grove Church is destroyed, abandoned, or ceases to operate, that the Buyer can exercise their Right of Reverter, as stated in the deed, which would revert to the adjoining land from which it was acquired.
- 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.

**DORIS CLARK ESTATE**

Charles Clark - Executor | Jay T. Schweitzer - Attorney for Estate

For information contact Russ Lamp at Steffes Group, 319.385.2000 or 319.212.0774

**SteffesGroup.com**

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

