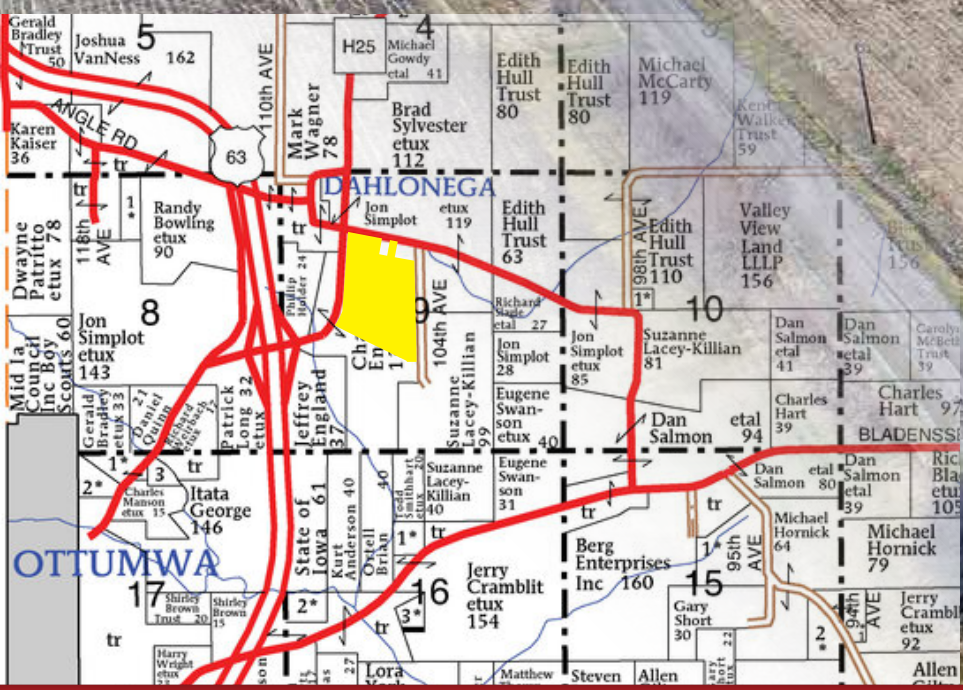


MULTI-TRACT Land Auction

with Home & Building

WAPELLO COUNTY, IOWA



Selling Free and Clear for 2021

61±

acres - 4 tracts

WEDNESDAY, APRIL 21, 2021 AT 10AM



OTTUMWA, IOWA

Auction will be held at the Bridge View Center, 102 Church Street, Ottumwa, IA 52501.

Land and home located from exit 36 of Highway 63, 1 mile east on Dahlonega Road. Home address is 10518 Angle Road, Ottumwa, IA.

Open House on Wednesday, April 14th, 10-11AM

TRACT 1 – 56 Acres M/L – Subject to final survey
Approx. 55 acres tillable.
Corn Suitability Rating 2 is 73.3 on the tillable.
Located in Section 9, Dahlonega Township, Wapello County, Iowa.

TRACT 2 – Building on 1 Acre M/L – Subject to final survey
Located at 11352 104 Avenue, Ottumwa, IA.
Here is 1 acre M/L with a 60'x120' building built in 2002 with (3) overhead doors, concrete floor & plenty of attic storage. This building is ready to be finished to suit your needs.
Not included: All personal property.

TRACT 3 – 1 1/2 Story Home on 0.89 Acres M/L
Located at 10518 Angle Road, Ottumwa, IA.
Take a look at this spacious 3 or 4 bedroom, 4 bath home with 2,690 sq.ft. of total living space, built in 2014.

- | | |
|---|---|
| <p>Main Level:</p> <ul style="list-style-type: none"> • Open L shaped living dining area with fireplace & bay window • Spacious kitchen with breakfast bar, cypress cabinetry & granite counter tops, with stainless steel refrigerator, electric stove & dishwasher • Main bedroom with ensuite bath • Second bedroom • 3/4 bathroom <p>Upper Level:</p> <ul style="list-style-type: none"> • Large recreational room (potential 4th bedroom) with oak floors • Bedroom with ample storage space • Game room/Office • Full bath | <p>Basement:</p> <ul style="list-style-type: none"> • Full unfinished basement with walkup access • 3/4 bathroom • Washer & dryer • Natural gas forced air furnace w/central air <p>Amenities:</p> <ul style="list-style-type: none"> • Cypress siding • 12'x20' wood deck • Attached 2 car garage • Hard surface road • Rural water • 0.89 acres M/L |
|---|---|

Online Bidding Available

Included: Stainless steel refrigerator, electric stove, dishwasher, washer & dryer, pool table

TRACT 4 – 4 Acres M/L – Subject to final survey
Potential building site located on the corner of Dahlonega Road & Angle Road.
Not included: All machinery

Terms: 10% down payment on April 21, 2021. Balance due at final settlement with a projected date of June 4, 2021, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Tract 1, 3, & 4 - Projected date of June 4, 2021. Tract 2 - Projected date of July 1, 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:

- The seller has served termination to the tenant on the tillable ground and is selling free and clear for the 2021 farming season.
- It shall be the obligation of the buyer(s) to report to the Wapello County FSA office and show filed deed(s) in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. Final tillable acres.
- Tracts 1, 2, & 4 will be surveyed by a licensed surveyor. Tracts 1 will be sold by the acre with gross surveyed acres being the multiplier for said tract. Tract 2, 3 & 4 will be sold lump sum price. If the recorded survey is different than the announced gross surveyed acres, adjustments to the final contract price will be made accordingly at closing only on Tract 1, where the gross surveyed acres were used for the multiplier. No adjustments will be made on Tracts 2, 3 & 4, as these Tracts are selling lump sum price.

- 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 Seller has had the septic system inspected on Tract 3. The Seller will also have the septic system pumped prior to closing, if required. The Seller will provide the proper paperwork required by the Wapello County Sanitarian for the septic system, this shall be completed prior to closing.
- The buyer(s) shall be responsible for any fencing in accordance with Iowa state law.
- 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).
- The buyer(s) shall be responsible for installing his/her own entrances if needed or desired.
- If in the future a site clean-up is required, it shall be at the expense of the buyer(s).
- 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.

Larry & Charlotte England

Seleta A. Bainter - Attorney for Sellers

For 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

Announcements made the day of sale take precedence over advertising.

