

JEFFERSON COUNTY, IOWA

# Land Auction

& Home  
**TIMED ONLINE**



# 118.87±

ACRES - SELLS IN 3 TRACTS

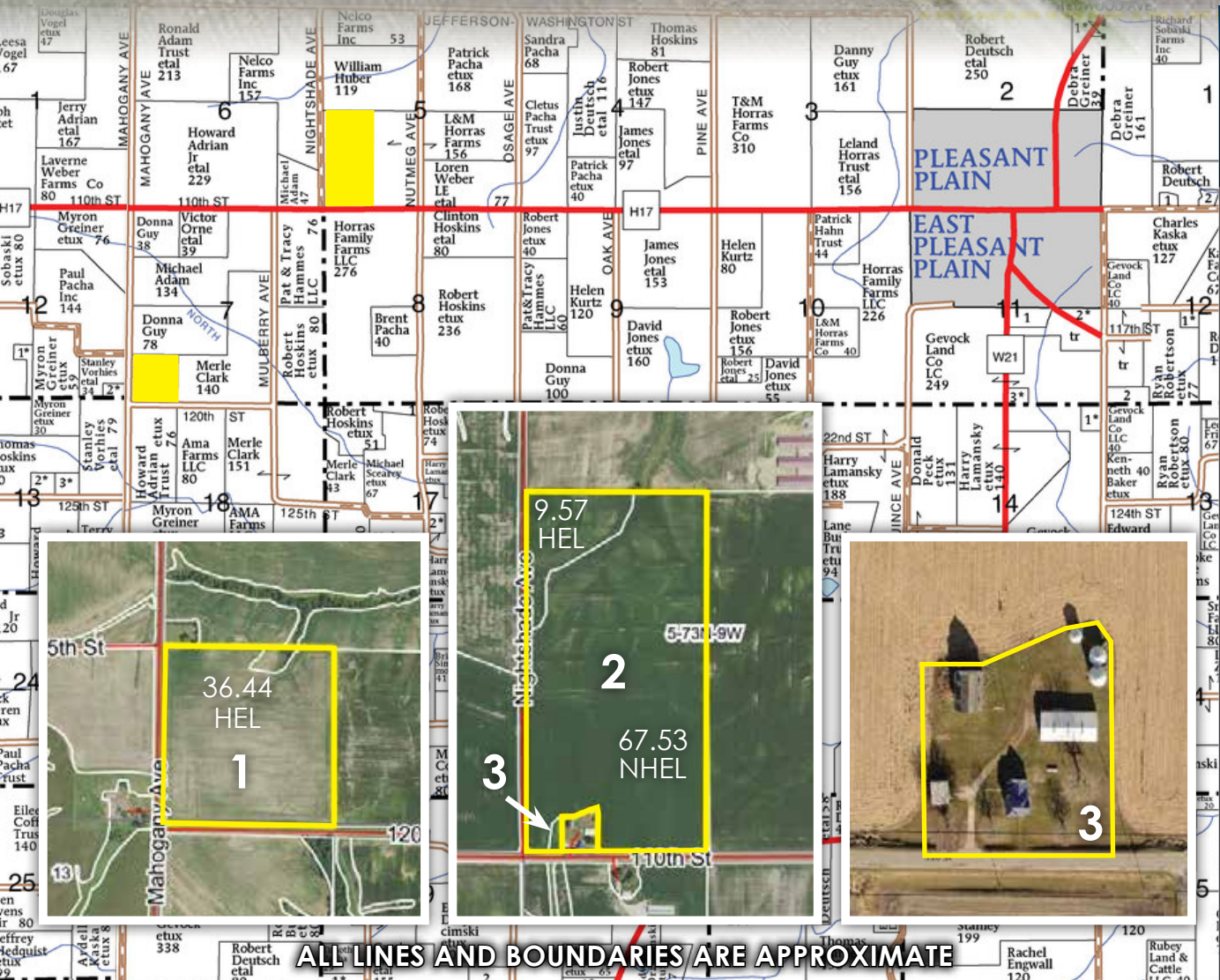
## Pleasant Plain, Iowa

Opens: Thursday, April 29th

**CLOSES: THURSDAY, MAY 6, 2021 AT 10AM**

Tract 1 is located 4 miles west of Pleasant Plain on H17/110th Street, then 1 mile south on Mahogany Avenue. Tracts 2 & 3 are located 3 miles west of Pleasant Plain on H17/110th Street, to 2307 110th Street, Fairfield, IA.

### Buyer to Receive Second Half Cash Rent



**Terms:** 10% down payment on May 6, 2021. Balance due at final settlement with a projected date of June 30, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of June 30, 2021 (Subject to tenant's rights on the tillable land).

**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.

Tract 1 - Net \$996.00 (Rounded) | Tract 2 - Net \$1,052.00 (Approx.) | Tract 3 - Net \$984.00 (Approx.)

#### Special Provisions:

- This online auction will have a buyer's premium of \$1,000 per Tract. This will be added to the bid amount to arrive at the total contract purchase price.
- Bidding on Tracts 1 & 2 will be by the acre. The multiplier used to determine the total bid amount for Tract 1 will be the Lot Area acres shown on Jefferson County Assessors Beacon site. The multiplier used to determine the total bid amount for Tract 2 will be the Lot Area acres shown on Jefferson County Assessors Beacon site, less Tract 3 acres. If a survey is required for Tract 3, and the recorded surveyed acres is different than the stated acres, then adjustments to the final contract price will be made accordingly at closing on Tract 2. Seller shall not be obligated to furnish a survey on Tracts 1 & 2.
- Bidding on Tract 3 will be lump sum price. In the event the Buyers of Tracts 2 & 3 are not the same, then a survey of Tract 3 will be completed prior to final settlement/closing. If the recorded surveyed acres of Tract 3 is different than the stated acres, no adjustments will be made to the final contract price on Tract 3, as it is selling lump sum price. The Seller shall not be obligated to furnish a survey of Tract 3, if the Buyers of Tract 2 & 3 are the same.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.

- Tracts will be tied together with the bidding set to close simultaneously. Each Tract will stay in bidding extension until there are no more bids placed on any of the Tracts that are tied together.
- Tract 1 & 2 are cash rented for the 2021 farming season. Tract 1 cash rent is \$200 per acre. Tract 2 cash rent is \$250 per acre. The Buyer(s) will receive the second half of the cash rent payment from the tenant due upon the completion of the fall harvest as follows:  
Tract 1 - \$3,602.50  
Tract 2 - \$9,625.00
- Tracts 1 & 2, it shall be the responsibility of the Buyer(s) to serve tenant notice, prior to September 1, 2021, if so desired.
- Due to this being a transfer by a fiduciary of a trust, the seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11) -3. Any future inspections, upgrades, repairs, maintenance, or other matters to the septic system will be at the Buyer's expense in accordance with Jefferson County & Iowa Laws & regulations.
- 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).
- It shall be the obligation of the Buyer to report to the Jefferson County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.

**TRACT 1 - 38.87 ACRES M/L**  
FSA indicates: 36.44 acres tillable. Corn Suitability Rating 2 is 74.2 on the tillable acres.  
Located in Section 7 of Penn Township, Jefferson County, IA.

**TRACT 2 - 78 ACRES M/L**  
FSA indicates: 77.1 acres tillable. Corn Suitability Rating 2 is 78.5 on the tillable acres.  
Located in Section 5 of Penn Township, Jefferson County, IA.

**TRACT 3 - 2 STORY HOME ON 2 ACRES M/L**  
Located at 2307 110th Street, Fairfield, IA.

<b>Main Level:</b> -Two Story home with 2,052 sq.ft. of living space, built in 1900 -Living room with folding door to parlor room -Formal dining room with built-in corner cabinet -Alley kitchen with refrigerator & gas stove -Bedroom -Back porch with washer & electric dryer -Full bath	<b>Upstairs:</b> -3 bedrooms -Potential 4th bedroom <b>Amenities:</b> -Original woodwork throughout the home -Steel roof on house approx. 5 yrs. ago -Main level has updated vinyl windows -Conquest 90 high efficient gas furnace with central air -Wapello rural water (3) wells - one capped, condition of others unknown	<b>Outbuildings:</b> -40'x80'x12' machine shed with partial concrete & (4) sliding doors -24'x30' garage with concrete floor -40'x50' barn -10,800 bu. grain bin -6,000 bu. grain bin with dryer -4,300 bu. grain bin
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**OPEN HOUSE:**  
Thursday, April 22, from 10-11AM

**Included:** Security system. Any item present on the day of closing.  
**Not included:** (2) 1,000 gal. LP tanks (leased from Ferrellgas), Refrigerator, Gas stove, Washer, Dryer, All personal property.

**Soil Maps and Additional Photos online at SteffesGroup.com**

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

### TIMED ONLINE ANTIQUE BOTTLES & COLLECTIBLES

Opens: Wednesday, May 12th  
**CLOSES: WEDNESDAY, MAY 19 AT 1PM**

Located at 2307 110th Street, Fairfield, IA  
Loadout: Friday, May 21st from 10AM - 4PM

**Auctioneer's Note:** Harold was a lifelong collector of bottles, jars & other collectibles. His remaining collection will be offered on this online auction event. Watch for the catalog listing at SteffesGroup.com.

**Auction Includes:** Secretary dresser; Antique lamp holder; Antique scales; Wrenches; Old Threshers buttons; Mason & Ball Jars, Dairy bottles to include Sunshine Dairy, Tweek Dairy - Washington, Griffith Hedberg - Washington, Anderson Erickson, Farmers Creamery - Keosauqua, All Star Dairy; Extensive soda bottle collection; A vast bottle collection from across the state of Iowa to include: Ames, Anamosa, Bloomfield, Burlington, Dubuque, Dyersville, Fairfield, Farmington, Fort Dodge, Iowa City, Mason City, Marshalltown, Muscatine, Newton, Oskaloosa, Red Oak, What Cheer, Washington, Sioux City & many more!

## Harold Watson Revocable Trust

John Watson & Jeanette Haynie - Co-Trustees  
Sarah W. Cochran - Attorney for Trust

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.

