

Acreage, Land & Equipment

AUCTION

Dallas County, Iowa

Auction to be held on site at 30761 Meadow Road, Adel, Iowa.

From the south edge of Adel on Highway 169, proceed 2 miles southwest on Meadow Road, OR 4 miles north of De Soto, IA on Highway 169, then 2 miles southwest on Meadow Road.

Open House
Tuesday, August 10
from 10-11AM

Real Estate Sells First!



67.25±
Acres - 3 Tracts

TUESDAY, AUGUST 24, 2021 AT 10AM

Auctioneer's Note: Daryl & Mary Beth have decided to sell their beautiful country acreage on this Steffes Group live auction event with online bidding. Take advantage of this unique opportunity to purchase the home and adjoining land in the Adel DeSoto Minburn School District. The real estate will sell first, followed by the short line of equipment, finishing with the furniture & household items. Steffes loader will be onsite the day of the auction to assist in loading.

Tract 1 - Brick Home & Buildings on 5.26 Taxable Acres M/L

Looking for the country life? Then you will enjoy all this country acreage has to offer! Several buildings on this acreage are perfect for livestock and storage needs. Beautiful landscaping and mature trees offer plenty of shade & windbreaks. All within minutes of Adel, Iowa.

Main Level:

- 1,425 sq. ft. of space on the main level, built in 1969
- Kitchen with breakfast bar
- Large L shaped living/dining room
- Three bedrooms
- Bathroom
- Mudroom & 1/2 bath
- 6'x26' covered front porch
- 12'x18' deck

Basement:

- Family room with fireplace & Voyager hot tub
- Rec room
- Storage room
- Laundry room with shower & sink
- Weil McLain heat pump with main level central air
- Xenia rural water & MidAmerican electric

Buildings:

- 31'x79' open faced livestock barn, 2 waterers, built in 2001
- 40'x60' machine shed, insulated, concrete floors, hanging heater (not hooked up), 2 sliding doors, built in 1975
- 40'x100' Quonset building, concrete floors, built in 1950
- 24'x72' pole building, overhead door, sliding door, part concrete
- Detached 24'x24' garage

Tract 2 - 54.39 Acres M/L

- FSA indicates: 50.34 acres tillable.
- Corn Suitability Rating 2 is 82.1 on the tillable.
- Located in Section 2, Adams Township, Dallas County, Iowa.

Not included: 2021 crops & hay cuttings.

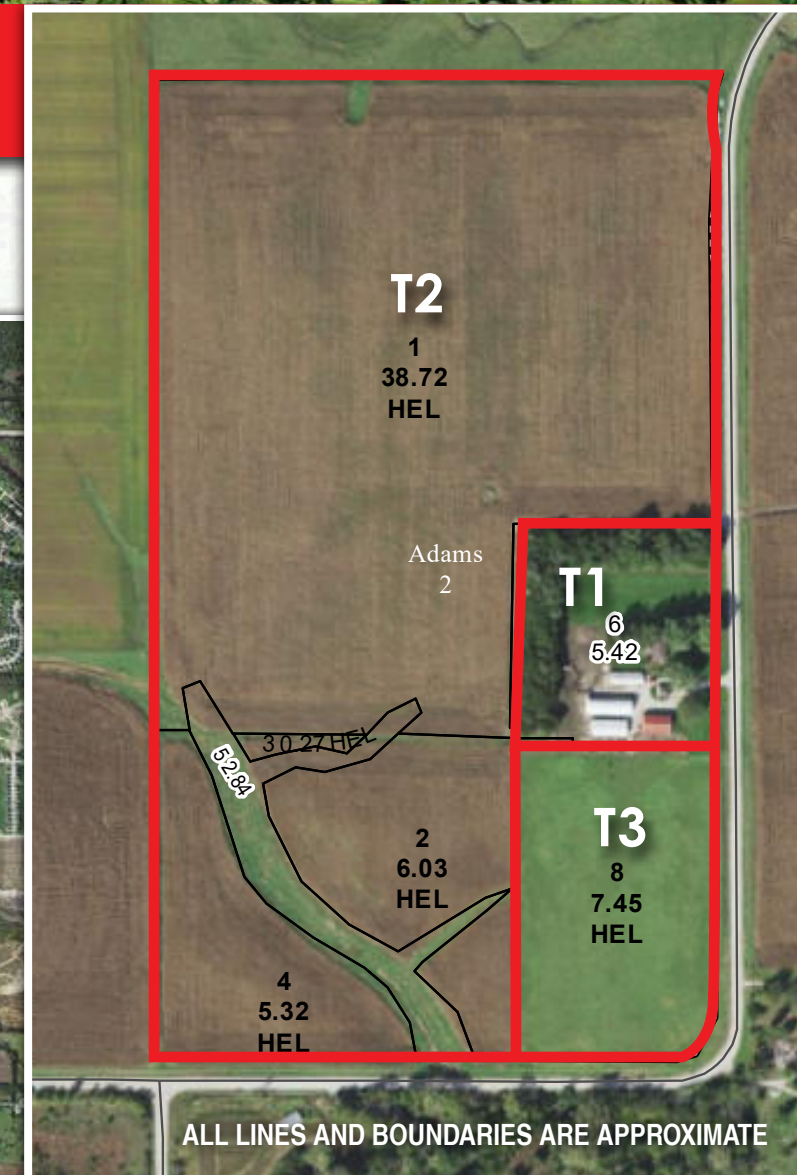
Included: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Voyager hot tub, auxiliary ProCom gas furnace (in basement) 1,000 gal. LP tank, All other items present on the day of closing.

Not included: Freezer, All personal property. Attached & unattached fencing sold at auction, All farm machinery & equipment.

Tract 3 - 7.6 Acres M/L

- Approx. 7 acres tillable.
- Corn Suitability Rating 2 is 79.6 on the tillable.
- Located in Section 2, Adams Township, Dallas County, Iowa.

Not included: 2021 crops.



Terms: 10% down payment on August 24, 2021. Balance due at closing with a projected date of October 1, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of October 1, 2021 (Subject to the completion of the fall harvest 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 Taxes:** \$3,592.00 (Rounded) | **Tract 2 Net Taxes:** \$1,479.00 (Approx.) | **Tract 3 Net Taxes:** \$197.00 (Approx.)

Special Provisions:

- Tillable land is selling free and clear for the 2022 farming season.
- It shall be the obligation of the Buyer(s) to report to the Dallas County FSA office and show filed deed in order to receive the following if applicable:
 - Allotted base acres.
 - Any future government programs.
 - Final tillable acres to be determined by the FSA office.
- Tract 1 will be sold lump sum price. Seller shall not be obligated to furnish a survey.
- Bidding on Tracts 2 & 3 will be by the acre. Seller shall not be obligated to furnish a survey, if Tracts 2 & 3 are the same Buyer.
- In the event the Buyers of Tracts 2 & 3 are not the same, then a survey of Tracts 2 & 3 will be completed prior to final settlement/closing. If the recorded gross surveyed acres of Tract 2 & 3 are different than the stated advertised acres, then adjustments to the final contract price will be made accordingly at closing on Tracts 2 & 3.
- The Seller shall bear the responsibility and expense to have the septic system pumped & inspected, prior to closing, as required by the Iowa DNR. It shall also be the Seller's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with Dallas County & Iowa Laws & regulations. Prior to closing, the Seller shall acquire the proper paperwork required by the County Sanitarian for the septic system.

- 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.
- 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 any fencing in accordance with Iowa state law.
- 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 Buyers acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises.
- The Buyers 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.

Online Bidding Available
on both
Real Estate
and
Equipment!

EQUIPMENT & FURNITURE SELL AFTER REAL ESTATE

Approx. 10:30AM



2WD TRACTOR & ATTACHMENTS

1977 International 986, hrs. unknown, 2WD, diesel, CAH, radio, 2 hyd., 3 pt., 540/1000 PTO, sells w/Westendorf TA-26 loader, 7' bucket, 18.4x38" hub mount duals, 11.00-16 fronts, S/N 2510189J012309 (Owner has receipts for recent clutch & TA work)
Bale carrier, Westendorf loader brackets & 3 pt.
Bale spear, 2-prong, Westendorf loader brackets



LIVESTOCK EQUIPMENT

Kelly Ryan Model 4x12 07, manure spreader single axle, poly floor, slop gate, single beater, 540 PTO, 295/75R22.5 tires, S/N 7128
Priefert corral gates
Wood horse stock, Amish built, on skids
Horse hay feeder
Quantity of small square bales - 1st & 2nd cutting alfalfa



TRAILER & EQUIPMENT

Cronkhite, equipment trailer, 15'x4"x80", tandem axle, tilt bed, spare tire, 2 5/16" ball, 235/75R15 tires on 6-bolt rims
MC 180SB, stalk shredder, 1000 PTO, rear hitch, 215/70R15" tires, S/N 53813
International 1300, sickle mower, 9', 540 PTO, 3 pt.
New Holland 256, hay rake, 5-bar, dolly wheel, 5-15SL tires
Century, pull-type sprayer, 4-cluster nozzle, 200 gal., on cart, 540 PTO pump, 8.25-14 tires
John Deere, 4-section harrow on Central Tractor cart, hyd. lift
(2) Harrow sections
International 40, blade, 8', 3 pt., hyd. angle, manual tilt



FURNITURE

Glider rocker; Chest; Oak desks; Oak 4 dr. cabinet; King/twin bed; Bedroom set; Oak dining table & chairs; Small drop leaf table; TV & stand; Crafting table; Wardrobe; Bookcase; Lamps; CharBroil gas grill; Patio table & 4 chairs; Whirlpool apartment size refrigerator; Anderson Erickson milk box; Antique wall clock; Toys; Household items; Fort Dodge StoneWare Co. 4 gal. crock; Gallon crock; Lanterns; Horse shoe candle holder; Antler sheds; Antique ammo; Duck decoys; Antique luggage with fox & hound painting; Antique rocking chair; Antique end table; Marble top table

Daryl G. & Mary Beth Nelsen and Seventy Seven Investment Company

Patrick Dillon - Attorney for Sellers

For information contact Nate Larson at Steffes Group, 515.432.6000 or 319.931.3944

SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 515.432.6000

Announcements made the day of sale take precedence over advertising.

