80+ deeded acres

LIVE FRIDAY, SEPTEMBER 17, 2021 AT 10AM

WEST C HESTER, IOWA
Land located 1 ½ miles south of West Chester on Hemlock Avenue, West Chester, Iowa.
Auction to be held at the Washington County Fairgrounds, Dallmeyer Hall, 611 Highway 1 South, Washington, Iowa.

80 DEEDED ACRES M/L - SELLS IN 1 TRACT
FSA information: 79.3 NHEL acres tillable.
Corn Suitability Rating 2 is 84.7 on the tillable acres.
Located in Section 8, Franklin Township, Washington County, Iowa.

Terms: 10% down payment on September 17, 2021. Balance due at final settlement with a projected date of November 1, 2021, upon delivery of merchantable abstract and deed and all objections have been met.
Possessions: Projected date of November 1, 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.

The following taxes are approximate and will be used to prorate at closing:

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84.7 CSR2

Soils data provided by USDA and NRCS.

Weighted Average 84.7 88.6

All lines and boundaries are approximate.

United Presbyterian Church & United Presbyterian Home
Joseph L. McConnell & Douglas D. Ruppert - Attorneys for Sellers
For information contact Steffes Group at 319.385.2000;
Mason Holvoet at 319.470.7372 or Nate Larson at 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.