

Land Auction

Washington County, Iowa

80±
deeded acres

LIVE FRIDAY, SEPTEMBER 17, 2021 AT 10AM

WEST CHESTER, IOWA

Land is located 1 1/2 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.

Possession: 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.

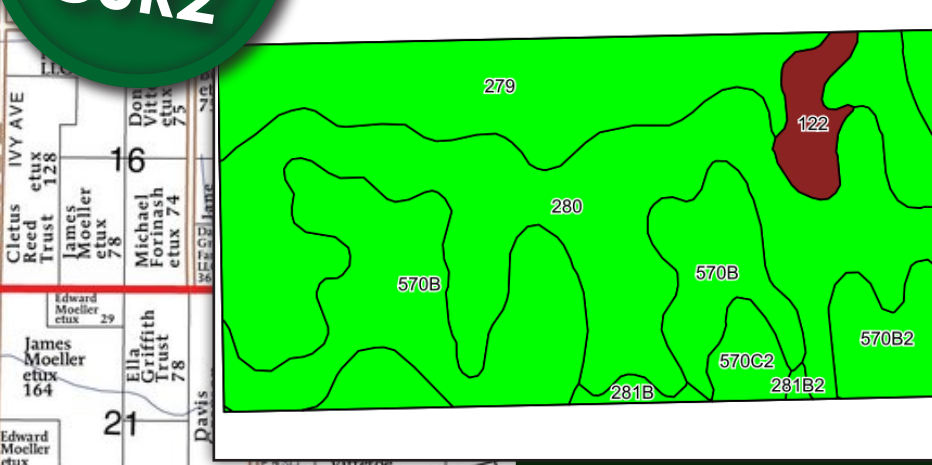
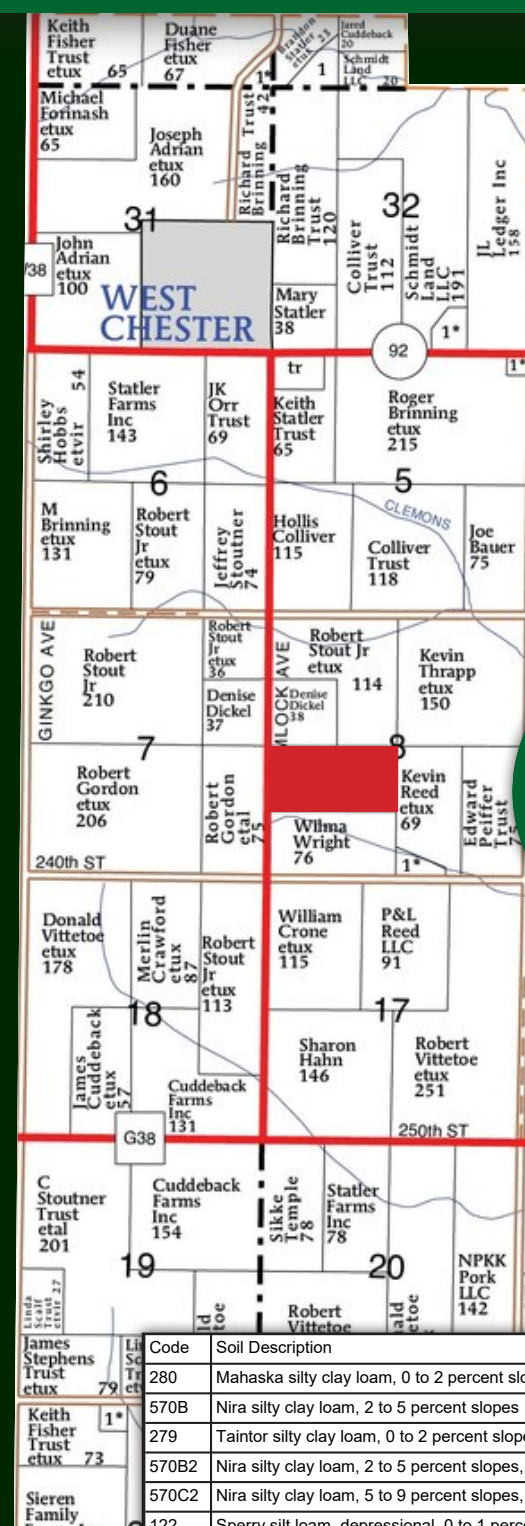
The following taxes are approximate and will be used to prorate at closing:

Tax Parcels – 10-08-300-001 & 10-08-300-002
\$2,660.00 Net

Special Provisions:

- Seller has served termination to the tenant and the land is selling free and clear for the 2022 farming season.
- It shall be the obligation of the Buyer to report to the Washington County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- Bidding on the farm will be by the deeded acre. Seller shall not be obligated to furnish a survey.
- 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 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.
- All mineral rights, if any, held by Seller will be transferred to Buyer upon closing.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- 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.

Online Bidding Available



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
280	Mahaska silty clay loam, 0 to 2 percent slopes	31.40	39.7%	Green	Iw	94	95	
570B	Nira silty clay loam, 2 to 5 percent slopes	18.75	23.7%	Green	Ile	81	87	
279	Taintor silty clay loam, 0 to 2 percent slopes	18.40	23.3%	Green	Iiw	83	88	
570B2	Nira silty clay loam, 2 to 5 percent slopes, moderately eroded	3.75	4.7%	Green	Ile	78	82	
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	3.43	4.3%	Green	Iiie	71	67	
122	Sperry silt loam, depressional, 0 to 1 percent slopes	2.53	3.2%	Red	Iiww	36	63	
281B	Otley silty clay loam, 2 to 5 percent slopes	0.65	0.8%	Green	Ile	91	90	
281B2	Otley silty clay loam, 2 to 5 percent slopes, eroded	0.20	0.3%	Green	Iiie	88	85	
Weighted Average							84.7	88.6

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
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