

# MULTI-TRACT Land Auction & Acreage

DES MOINES COUNTY, IA



**45±  
acres**  
sells in 3 tracts

**Auctioneer's Note:** Steffes Group is pleased to be given the opportunity to auction the Melvin E. Raid Family Trust land at Live Public Auction. This auction offers tillable & pasture ground along Highway 61, with development potential and a 1 ½ story home and buildings.

*Online Bidding Available!*

**FRIDAY, NOVEMBER 5, 2021 AT 10AM**

## BURLINGTON, IOWA

Auction held at **The Drake**, 106 Washington St, Burlington, IA.  
Land is located 2 miles south of Burlington on Highway 61.

### "Selling Choice with the Privilege"

Tracts 1 & 2 will be sold price per gross surveyed acre and will be selling Choice with the Privilege. High bidder may take Tract 1 or Tract 2 or both Tracts, times their high bid. This will continue until both tracts are sold. Tracts will not be recombined. After Tracts 1 & 2 are sold, then Tract 3 will be sold. Tract 3 will be sold lump sum price.

**Open House on Friday, October 22th from 10-11AM**

#### TRACT 1 – 28 Acres M/L Subject to final survey

Approx. 26 acres tillable.  
Corn Suitability Rating 2 is 83.6 on the tillable acres.  
Located in Section 13, Union E Township, Des Moines County, Iowa.

#### TRACT 2 – 16 Acres M/L Subject to final survey

Here is a tract of land that could be a potential building site with pasture ground, pond, 20'x20' shelter and a 13'x48' barn with waterer.  
Located in Section 13, Union E Township, Des Moines County, Iowa.

#### TRACT 3 – 1 ½ Story Home on 1 Acre M/L Subject to final survey

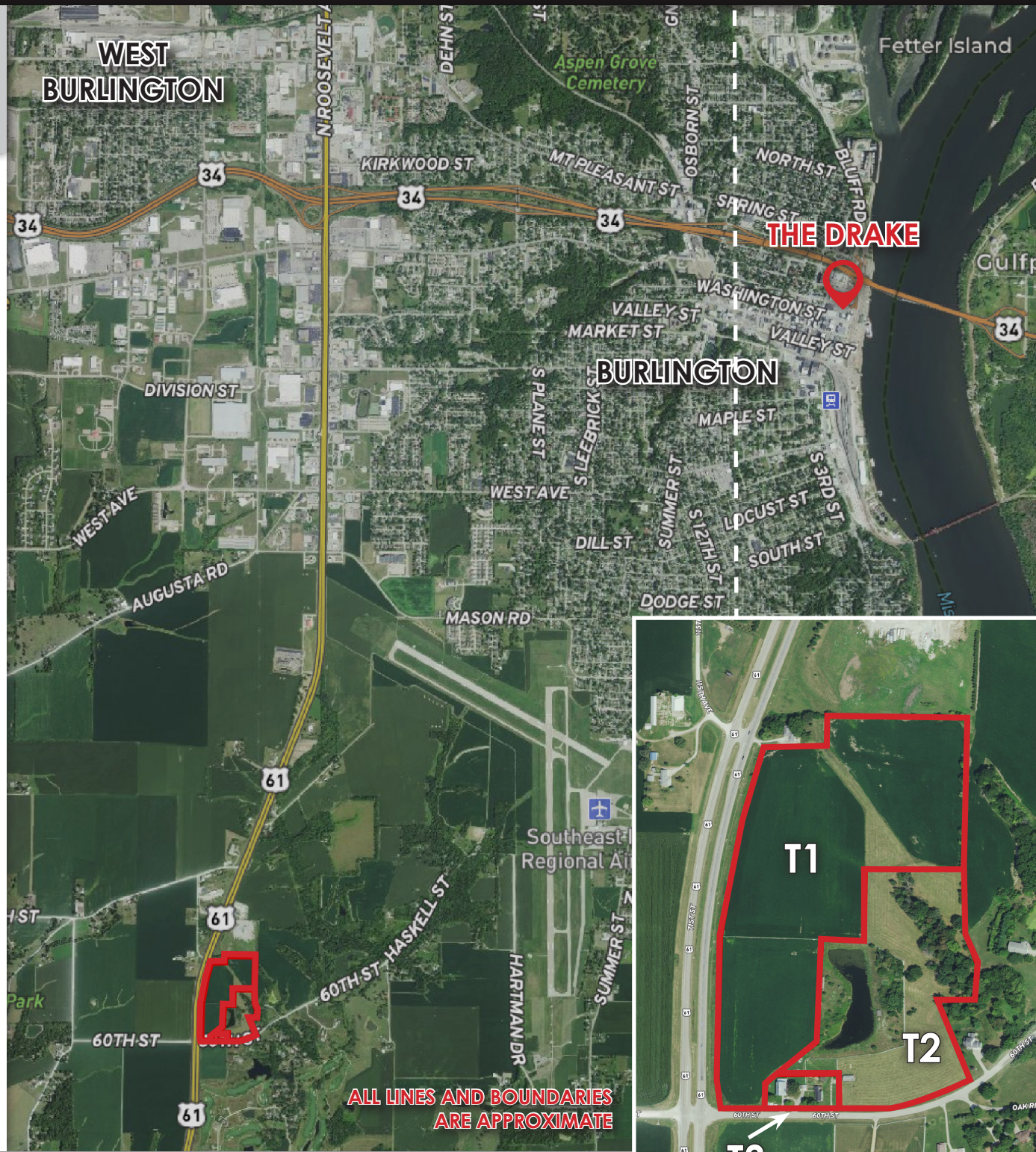
Located at 11418 60th Street, Burlington, Iowa.

This acreage offers a 1 ½ story home built in 1920 with 1,602 total sq. ft. The main level has an eat in kitchen, open living room & dining room with hardwood floors, two bedrooms with hardwood floors and a bath with a clawfoot tub. The upstairs has a large bedroom and storage closets. There is a front enclosed porch and off of the kitchen is a 18'x25' screened porch and a 14'x18' deck.

The basement has laundry hookups & shower, storage room and an Amana high efficient gas forced air furnace & central air. The property is serviced with Rathbun rural water, a well & natural gas.

Outbuildings include: 44'x60' barn w/ hay loft, 24'x32' garage & 18'x32' garage.

**Not included:** Bell, Refrigerator, Stove, Washer, Dryer, All personal property, Hay, Farm & livestock equipment.



## MELVIN R. RAID FAMILY TRUST

Farmers & Merchants Bank and Trust, Connie E. Martin, Melvin E. Raid II – Co-Trustees  
Kelli S. Johnson – Trust Officer | Alyssa R. Stewart – Attorney for Trust

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.



**TERMS ON ALL TRACTS**

**Terms:** 10% down payment on November 5, 2021. Balance due at final settlement with a projected date of December 20, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of December 20, 2021 (Subject to tenant's rights on the fillable land, Acreage home & buildings).

**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:**

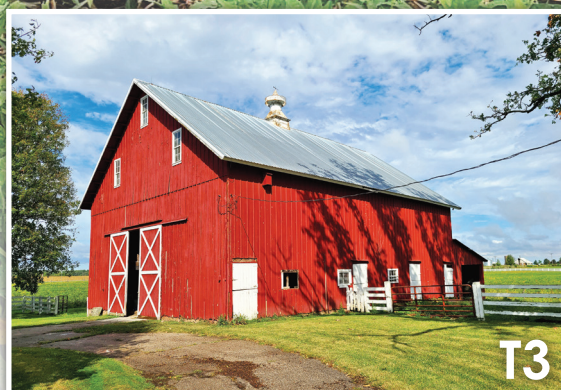
Tract 1 - \$921.00 Net | Tract 2 - \$496.00 Net | Tract 3 - \$1,283.00 Net

**SPECIAL PROVISIONS ON ALL TRACTS:**

- Seller has served termination to the tenant and the land is selling free and clear for the 2022 farming season.
- Tract 3 is rented for \$600 and is selling subject to tenant's rights. The rent will be prorated to the date of possession, any security deposits, if any, will be transferred at closing. It shall be the responsibility of the Buyer to give tenant 60 day notice to vacate, if so desired.
- It shall be the obligation of the Buyer to report to the Des Moines County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. Final tillable acres.
- All tracts will be surveyed by a licensed surveyor. Tracts 1 & 2 will be sold by the acre with gross surveyed acres being the multiplier for said tracts. Tract 3 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 Tracts 1 & 2, where the gross surveyed acres were used for the multiplier. No adjustments will be made on Tract 3, as it is selling lump sum price.
- If Tracts 2 & 3 sell to different Buyers, then a shared well easement/maintenance agreement will be established, whereas the cost & maintenance of the well will be shared 50/50.
- If Tracts 2 & 3 sell to different Buyers, it shall be the responsibility & expense of the Buyer of Tract 2 to separate off the electric and install a separate electric meter, if so desired.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited.
- Due to this being a trust, the Seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance, or other matters to the septic system will be at the buyer's expense in accordance with Des Moines County & Iowa Laws & regulations.
- The Buyer 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 shall be responsible for installing his/her own entrances if needed or desired.
- If in the future 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.

**SOIL MAPS AND FSA INFORMATION**

ONLINE AT [SteffesGroup.com](http://SteffesGroup.com)



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PRESORTED  
STANDARD  
US POSTAGE  
PAID  
Permit #315  
FARGO, ND



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