

# Land Auction

*Des Moines County, Iowa*

selling in 1 tract

**39.469**  
*surveyed*  
*acres*

*Selling Free & Clear for*  
*2022 Farming Season!*

*Live!*

**TUESDAY, NOVEMBER 16, 2021 AT 10AM** *with Online Bidding Available*



*Burlington, Iowa*

Land is located 6 miles north of Burlington on Highway 99, then 2 miles east on 170th Street, then 1 mile north on 40th Avenue, then 1 mile east on 180th Street.

Auction to be held at the Mediapolis City Hall, 510 Main Street, Mediapolis, Iowa

**39.469 SURVEYED ACRES – SELLS IN 1 TRACT**

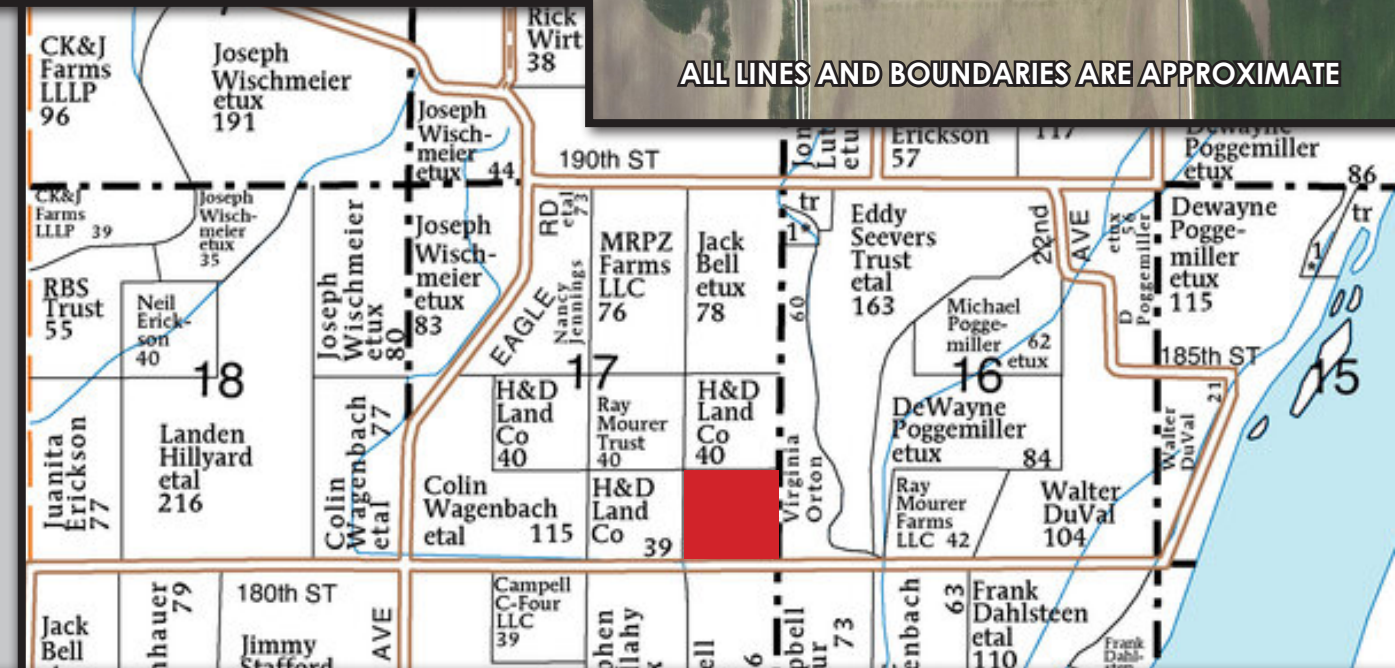
FSA indicates: 38.62 acres tillable.

Corn Suitability Rating 2 is 78 on the tillable acres.

Located in Section 17, Jackson Township, Des Moines County, Iowa.



ALL LINES AND BOUNDARIES ARE APPROXIMATE



**Terms:** 10% down payment on November 16, 2021. Balance due at final settlement with a projected date of December 31, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of December 31, 2021.

**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: Real Estate Tax Parcel - 08-17-400-00: \$1,232.00 Net | Drainage Tax: \$1,065.30

**Special Provisions:**

- Seller has served termination to the tenant and the land is selling free and clear for the 2022 farming season.
- At final settlement, the Buyer shall reimburse the Seller \$2,868.05 for fertilizer applied Spring of 2021. This amount is half of the cost of the two year application. Grid maps will be provided.
- 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.
- Land was surveyed in 1973. The land will be sold by the gross surveyed acres with 39.469 being the multiplier.
- There is a 25' wide recorded easement in favor of the adjoining landowners to the north for ingress/egress for farm equipment.
- 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.

- 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.

SOIL MAPS, TILE MAPS, & FSA  
INFORMATION ONLINE AT

*SteffesGroup.com*

**DONNA M. MARTIN**

*Steven E. Ort – Attorney for Seller*

For information contact Lynn Richard of Steffes Group at 319.385.2000 or 319.931.9090

**SteffesGroup.com**

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

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