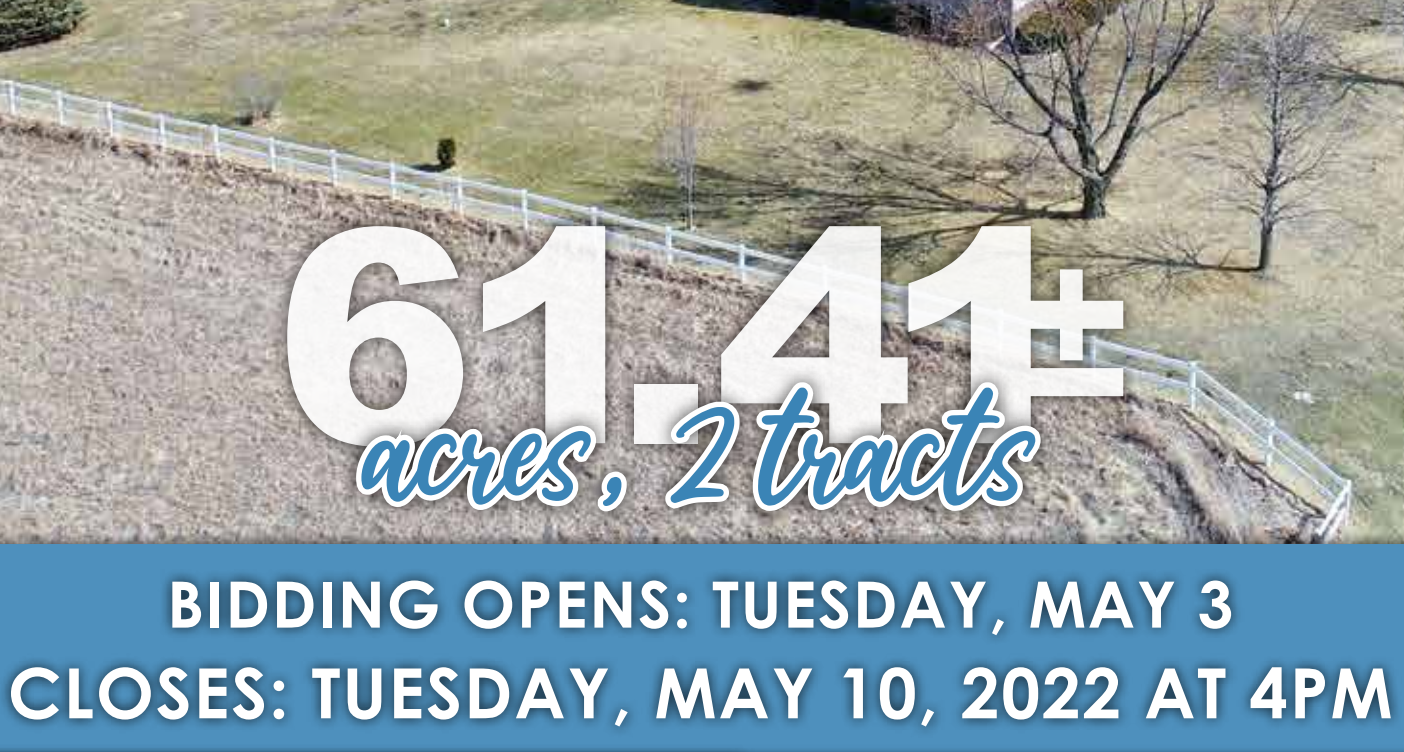


# LAND & ACREAGE AUCTION

Henry County, Iowa

TIMED ONLINE



61.41±  
acres, 2 tracts

Open House:

Tuesday, April 26 from 4-5PM

BIDDING OPENS: TUESDAY, MAY 3  
CLOSES: TUESDAY, MAY 10, 2022 AT 4PM

Mt. Pleasant, Iowa

**Auctioneer's Note:** This auction has what everyone is looking for, room for livestock, timber and the great outdoors! Tract 1 is a 21.41± acres with a well maintained three bedroom home. Tract 2 is 40± acres with CRP income and timber/pasture area with a pond. Both properties offer hunting & recreational getaways!

Located 2 ¼ miles north of Mt. Pleasant on Franklin Avenue/W55, then 3 miles west on 200th Street to 1259 200th Street.

## Tract 1 - 3 Bedroom Home on 21.41± Surveyed Acres

Located at 1259 200th Street, Mt. Pleasant, Iowa.

This home is ready for its new owner! The home offers 1,440 sq.ft. of living space on the main level and was built in 1972. The updated kitchen opens to the dining area. The kitchen includes the refrigerator, stove, built in microwave & dishwasher. The large living room features a wood burning fireplace with brick surround and updated carpet in 2017. The main level also has three bedrooms, full bath and a ½ bath off the kitchen. The basement has a large family/recreational room and a storage room with Lennox Pulse 21 high efficient gas furnace, central air, washer, dryer & (2) chest freezers. There is a crawl space under the fireplace addition. An attached breezeway leads to the 24'x24' insulated & heated garage. Off the breezeway is a 10'x15' composite deck. Outbuildings include a 44'x60' pole barn, 6,500 bu. grain gin w/ dryer, 12'x30' hog shed and (2) storage sheds. The property has a 260' well with (2) hydrants, one to each building. Rural water runs along the property. The septic was updated with a leach bed in 2001. Fruit trees include (2) cherry, (1) peach and (1) apple. FSA indicates: 6.83 fillable acres of which 6.27 acres are in CRP as follows: 6.27 acres X \$220.06 = \$1,380.00 and expires on 9-30-2024. Corn Suitability Rating 2 is 59.2 on the CRP fillable acres. Located in Section 21, Trenton Township, Henry County, Iowa.

**Included:** Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, (2) Chest freezers, Reznor hanging garage heater, (2) Storage sheds. Any item present on the day of closing.  
**Not included:** (2) LP tanks(leased from Chemgro), All personal property.

## Tract 2 - 40± Deeded Acres

FSA indicates: 17.96 fillable acres of which 17.96 acres are in CRP as follows: 17.96 acres X \$220.06 = \$3,952.00 and expires on 9-30-2024. Corn Suitability Rating 2 is 71.7 on the CRP fillable acres. Balance being approx. 15 acres of timber/pasture with a small pond. This tract has a well(not used) and rural water runs along the property. Located in Section 28, Trenton Township, Henry County, Iowa.

**Terms:** 10% down payment on May 10, 2022. Balance due at final settlement with a projected date of June 24, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of June 24, 2022.

**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: Parcel 040429000 - Net \$2,342.00 | Tract 2: Parcel 040436000 - Net \$890.00

### Special Provisions:

- The online buyer's premium of \$1,000 per Tract will be added to the bid amount to arrive at the total contract purchase price.
- Tracts will be tied together with the bidding set to close simultaneously. If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes. Each Tract will stay in bidding extension until there are no more bids placed on any of the Tracts that are tied together.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.
- Pasture ground is selling free and clear for 2022.
- It shall be the obligation of the Buyer to report to the Henry 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. CRP Prorate.
- Buyer agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer agrees to accept responsibility and liability for any actions by the Buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer further agree to indemnify and hold harmless the Sellers for any recovery sought by the FSA due to actions of Buyer, which would violate the requirements of the CRP. In the event the Buyer elects to take the ground out of CRP, the Buyer will be responsible to the Seller for any prorate of the CRP payment that the Seller would have received.



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Soil maps, FSA Information, and additional photos available at [SteffesGroup.com](http://SteffesGroup.com)



## TIMED ONLINE PERSONAL PROPERTY AUCTION

Bidding Closes: Tuesday, May 10 at 5PM

Location: 1259 200th Street, Mt. Pleasant, Iowa | Loadout: Thursday, May 12 from 9AM - 3PM



### CAR & PUSH MOWER

2012 Toyota Camry SE, 24,486 miles, 2.5L 4 cyl. DOHC 16Vw/Dual VVT-i engine, 6 speed ECT-i trans. w/paddle shifters, new tires & battery, VIN 4T1BF1FK7CU104838

Huskee 5 hp, 22" cut push mower; AgriFab lawn sweep; Load Hog lawn cart; Poulan chain saw; Lawn & garden tools; Steel posts & More!

### FURNITURE & HOUSEHOLD ITEMS

Antique 3-drawer dresser w/handkerchief boxes; Dining room table & (6) chairs; China buffet; (2) Lazyboy leather recliners; (2) Occasional chairs; Couch; Electric lift chair; Rocker recliner; Bedroom set; Western 6 gal. crock; Jugs; Glassware & Kitchenware items, and more!

Watch for the full catalog at [SteffesGroup.com](http://SteffesGroup.com).

- Tract 1 will be selling lump sum price. Tract 1 has a recorded surveyed.
- Tract 2 will be sold by the deeded acre. The Seller shall not be obligated to furnish a survey on Tract 2.
- Buyer of Tract 1 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 Buyer's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with Henry County & Iowa Laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the Henry County Sanitarian for the septic system.
- 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).
- 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.
- Pertaining to the fencing, there is a verbal fencing agreement with a map of responsibility which can be viewed at [steffesgroup.com](http://steffesgroup.com). Otherwise, the Buyer shall be responsible for any fencing in accordance with 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 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.
- All lines, drawings and boundaries are approximate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

GLEN MILLER | Philip D. McCormick - Attorney for Seller

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

319.385.2000 | [SteffesGroup.com](http://SteffesGroup.com)

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



Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.

