

**REAL ESTATE CONTRACT  
Recorder's Cover Sheet**

**Preparer Information:** James W. Miller, 420 N Roosevelt Ave, Ste 110, Burlington, IA 52601-1912, Phone: 319-752-4537

**Taxpayer Information:**

**Return Document To:** James W. Miller, 420 N Roosevelt Ave, Ste 110, Burlington, IA 52601-1912

**Grantors:** Jared & Stephanie L. Heckart

**Grantees:**

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**REAL ESTATE CONTRACT  
(SHORT FORM)**

**IT IS AGREED** between the Jared & Stephanie L. Heckart ("Sellers"); and \_\_\_\_\_ ("Buyers").

Sellers agree to sell and Buyers agree to buy real estate in Des Moines County, Iowa, described as: The E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 19, Township 70, Range 4 West, Des Moines County, Iowa, EXCEPT Parcel C as described in Plat of Survey filed July 2, 2008, recorded as Document No. 2008-003329, in the Office of the County Recorder of Des Moines County, Iowa and EXCEPT Lot 1 Bell Housing Subdivision and EXCEPT Lot Number 1 Heckart Subdivision, a Subdivision in Des Moines County, Iowa, as per Plat filed August 7, 2017 as Document No. 2017-003985 in the Office of the County Recorder of Des Moines County, Iowa. Subject to Established Road.

Also Part of the SW $\frac{1}{4}$  of Section 19, Township 70 North, Range 4 West 5<sup>th</sup> P.M. in Des Moines County, Iowa, described as follows: Beginning 21.50 chains East of the NW corner of said SW $\frac{1}{4}$  ; thence South 14.36 chains; thence East 20.15 chains; thence North 14.36 chains; thence West 20.15 chains to the place of beginning, containing 28.97 acres, more or less, except the following described tract: Commencing at a stone at the Northwest corner of said NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  and running thence South 456 feet to the place of beginning; thence North 87°29' East 349 feet; thence North 67° East 280 feet; thence Northeasterly 760 feet to a point on the North and South centerline of said Section 123 feet South of a stone at the center of said Section; thence South along said centerline 824 feet; thence West 1333 feet to the West line of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section; thence North 491.8 feet to the place of beginning, containing 18.39 acres, more or less.

with any easements and appurtenant servient estates, but subject to the following:

- a. any zoning and other ordinances;
- b. any covenants of record;
- c. any easements of record for public utilities, roads and highways; and
- d. (consider: liens; mineral rights; other easements; interest of others.) \_\_\_\_\_  
(the "Real Estate"), upon the following terms:

1. **PRICE.** The total purchase price for the Real Estate is \_\_\_\_\_ Dollars (\$\_\_\_\_\_) of which \_\_\_\_\_ Dollars (\$\_\_\_\_\_) (10% of purchase price) has been paid. Buyers shall pay the balance to Sellers at closing or as directed by Sellers.
2. **REAL ESTATE TAXES.** Sellers shall pay prorated taxes to date of possession based on the last available tax statement and any unpaid real estate taxes payable in prior years. Buyers shall pay all subsequent real estate taxes.
3. **SPECIAL ASSESSMENTS.** Sellers shall pay all special assessments which are a lien on the Real Estate as of the date of this contract. All other special assessments shall be paid by Buyers.
4. **POSSESSION CLOSING.** Sellers shall give Buyers possession of the Real Estate on August 5, 2022, provided Buyers are not in default under this contract. Closing shall be on or before August 5, 2022.
5. **INSURANCE.** Sellers shall maintain existing insurance upon the Real Estate until the date of possession. Buyers shall accept insurance proceeds instead of Sellers replacing or

repairing damaged improvements. After possession and until full payment of the purchase price, Buyers shall keep the improvements on the Real Estate insured against loss by fire, tornado, and extended coverage for a sum not less than 80 percent of full insurable value payable to the Sellers and Buyers as their interests may appear. Buyers shall provide Sellers with evidence of such insurance.

6. **ABSTRACT AND TITLE.** Sellers, at their expense, shall promptly obtain an abstract of title to the Real Estate continued through the date of this contract and deliver it to Buyers for examination. It shall show merchantable title in Sellers in conformity with this contract, Iowa law and the Title Standards of the Iowa State Bar Association. The abstract shall become the property of the Buyers when the purchase price is paid in full, however, Buyers reserve the right to occasionally use the abstract prior to full payment of the purchase price. Sellers shall pay the costs of any additional abstracting and title work due to any act or omission of Sellers, including transfers by or the death of Sellers or their assignees.
7. **CARE OF PROPERTY.** Buyers shall take good care of the property; shall keep the buildings and other improvements now or later placed on the Real Estate in good and reasonable repair and shall not injure, destroy or remove the property during the term of this contract. Buyers shall not make any material alteration to the Real Estate without the written consent of the Sellers.
8. **DEED.** Upon payment of purchase price, Sellers shall convey the Real Estate to Buyers or their assignees, by Warranty Deed, free and clear of all liens, restrictions, and encumbrances except as provided herein. Any general warranties of title shall extend only to the date of this contract, with special warranties as to acts of Sellers continuing up to time of delivery of the deed.
9. **REMEDIES OF THE PARTIES.**
  - a. If Buyers (a) fail to make the payments aforesaid, or any part thereof, as same become due; or (b) fail to pay the taxes or special assessments or charges, or any part thereof, levied upon said property, or assessed against it, by any taxing body before any of such items become delinquent; or (c) fail to keep the property insured; or (d) fail to keep it in reasonable repair as herein required; or (e) fail to perform any of the agreements as herein made or required; then Sellers, in addition to any and all other legal and equitable remedies which they may have, at their option, may proceed to forfeit and cancel this contract as provided by law (Chapter 656 Code of Iowa). Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and/or improvements if any shall be retained and kept by Sellers as compensation for the use of said property, and/or as liquidated damages for breach of this contract ; and upon completion of such forfeiture, if the Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of lease, and may accordingly be ousted and removed as such as provided by law.
  - b. If Buyers fail to timely perform this contract, Sellers, at their option, may elect to declare the entire balance immediately due and payable after such notice, if any, as may be required by Chapter 654, The Code. Thereafter this contract may be

foreclosed in equity and the court may appoint a receiver to take immediate possession of the property and of the revenues and income accruing therefrom and to rent or cultivate the same as the receiver may deem best for the interest of all parties concerned, and such receiver shall be liable to account to Buyers only for the net profits, after application of rents, issues and profits from the costs and expenses of the receivership and foreclosure and upon the contract obligation.

It is agreed that if this contract covers less than ten (10) acres of land, and in the event of the foreclosure of this contract and sale of the property by sheriff's sale in such foreclosure proceedings, the time of one year for redemption from said sale provided by the statutes of the State of Iowa shall be reduced to six (6) months provided the Sellers, in such action file an election to waive any deficiency judgment against Buyers which may arise out of the foreclosure proceedings; all to be consistent with the provisions of Chapter 628 of the Iowa Code. If the redemption period is so reduced, for the first three (3) months after sale such right of redemption shall be exclusive to the Buyers, and the time periods in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to four (4) months.

It is further agreed that the period of redemption after a foreclosure of this contract shall be reduced to sixty (60) days if all of the three following contingencies develop: (1) The real estate is less than ten (10) acres in size; (2) the Court finds affirmatively that the said real estate has been abandoned by the owners and those persons personally liable under this contract at the time of such foreclosure; and (3) Sellers in such action file an election to waive any deficiency judgment against Buyers or their successor in interest in such action. If the redemption period is so reduced, Buyers or their successors in interest or the owner shall have the exclusive right to redeem for the first thirty (30) days after such sale, and the time provided for redemption by creditors as provided in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to forty (40) days. Entry of appearance by pleading or docket entry by or on behalf of Buyers shall be presumption that the property is not abandoned. Any such redemption period shall be consistent with all of the provisions of Chapter 628 of the Iowa Code. This paragraph shall not be construed to limit or otherwise affect any other redemption provisions contained in Chapter 628 of the Iowa Code. Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and for improvements if any shall be retained and kept by Sellers as compensation for the use of said property, and/or as liquidated damages for breach of this contract; and upon completion of such forfeiture, if Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of a lease, and may accordingly be ousted and removed as such as provided by law.

- c. If Sellers fail to timely perform their obligations under this contract, Buyers shall have the right to terminate this contract and have all payments made returned to them.
- d. Buyers and Sellers are also entitled to utilize any and all other remedies or actions

at law or in equity available to them.

- e. In any action or proceeding relating to this contract the successful party shall be entitled to receive reasonable attorney's fees and costs as permitted by law.

10. **TIME IS OF THE ESSENCE.** Time is of the essence in this contract.

11. **CONSTRUCTION.** Words and phrases in this contract shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

12. **CERTIFICATION.** Buyers and Sellers each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

**I UNDERSTAND THAT HOMESTEAD PROPERTY IS IN MANY CASES PROTECTED FROM THE CLAIMS OF CREDITORS AND EXEMPT FROM JUDICIAL SALE; AND THAT BY SIGNING THIS CONTRACT, I VOLUNTARILY GIVE UP MY RIGHT TO THIS PROTECTION FOR THIS PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS CONTRACT.**

13. **INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM.** This property is not served by a private sewage disposal system.

14. **ADDITIONAL PROVISIONS.**

- a. This online auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- b. Land will be sold by the acre with deeded acres being the multiplier used to determine the total bid amount.
- c. Seller shall not be obligated to furnish a survey.
- d. 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.
- e. If a bid is placed with less than 4 minutes left on the auction, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes.
- f. The farm is rented for the 2022 farming season. The Seller shall retain 100% of the 2022 cash rent.
- g. The Seller will serve tenant notice, prior to September 1, 2022. Farm will be selling free and clear for the 2023 farming season.

- h. 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: Allotted base acres. B. Any future government programs.
- i. This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- j. 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.
- k. The Buyer shall be responsible for any fencing in accordance with state law.
- l. The Buyer shall be responsible for installing his/her own entrances if needed or desired.
- m. There is a recorded 30' wide easement in favor of the Heckart Subdivision for ingress/egress to the adjoining property.
- n. If in the future a site clean-up is required, it shall be at the expense of the Buyer.
- o. All mineral rights, if any, held by Seller will be transferred upon closing.
- p. This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- q. 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.
- r. All lines, drawings and boundaries are approximate.
- s. Steffes Group, Inc. is representing the Seller.
- t. Any announcements made the day of sale take precedence over advertising.

Dated: \_\_\_\_\_.

\_\_\_\_\_  
Jared Heckart, Seller

\_\_\_\_\_  
\_\_\_\_\_, Buyer

\_\_\_\_\_  
Stephanie L. Heckart, Seller

\_\_\_\_\_  
\_\_\_\_\_, Buyer