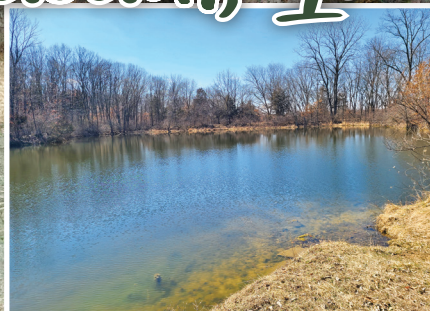


# TIMED ONLINE LAND AUCTION

## Henry County, Iowa

# 31± Acres

## Mt. Pleasant, Iowa



**OPEN HOUSE: THURSDAY, APRIL 13 FROM 2-3PM**

**Bidding Opens: Thursday, April 20 | Bidding Closes: Thursday, April 27 at 2PM** CDT 2023

Land is located 4 miles south of Mt. Pleasant on Highway 218/27, then 3 1/2 miles east on River Road to 3013 River Road.

**Auctioneer's Note:** This piece of the country offers a great getaway escape with a primitive cabin, corn crib shelter, a large, stocked pond with a fishing dock and a smaller pond. The land has CRP income and timber creating an excellent habitat for deer and wildlife. Relax and enjoy all the recreational opportunities this property has!

### 31.36± DEEDED ACRES

The 12'x20' primitive cabin offers a 8'x20' screened in porch and a 12'x20' deck overlooking the pond. The large pond is stocked with crappie, bluegill and catfish. There is a second smaller pond. Other structures include a corn crib shelter, car port, portable lawn shed and fishing dock.

The property has rural water (currently turned off, Buyer responsible for transfer fee), electric and two wells (conditions unknown).

FSA indicates: 9.34 tillable acres, of which 8.64 acres are in CRP as follows:

8.64 acres X \$200.53 = \$1,733.00, and expires on 9-30-2027.

Corn Suitability Rating 2 is 52.6 on the tillable acres.

Located in Section 14, Jackson Township, Henry County, Iowa.

**Included:** Car port, Portable lawn shed, PortaPotty, Window A/C unit, Microwave, Beds and all personal property present on the day of final settlement/closing.

**Not included:** Units sold separately include: Kubota tractor, Brush mower, (2) Boats, Boat Trailer.

### Selling Separately on this Auction

#### UTILITY TRACTOR

1988 Kubota L2550, 8 speed glide shift trans. (GST), mid-mount hyd., 3 pt. 540 PTO, open ROPS, sells w/Ubota BF400G loader, joystick control, 59" bucket, 28x8.5-15 fronts, 41x14.00-20 rears, shows 2,329 hrs.

#### BRUSH CUTTER

Woods, 5', 3 pt., 540 PTO

#### BOATS

1970 MonArk 1442, flat bottom, 14', aluminum  
1964 Sea Nymph R-14-A, V-hull, 14', aluminum  
2011 Boat Trailer, approx. 13' length, single axle, lights, 1-7/8" hitch, trailer jack, 5.70-8 tires



**Loadout:**  
Friday, April 28th  
from 1-2PM

**Terms:** 10% down payment on April 27, 2023. Balance due at final settlement with a projected date of June 9, 2023, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of June 9, 2023.  
**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. **Tax Parcel 230111420001000 = \$516.00 Net**

#### Special Provisions:

- 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.
- 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.
- 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.
- 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 agrees 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.
- Land will be sold by the acre with deeded acres of 31.36 being the multiplier.
- Seller shall not be obligated to furnish a survey.
- 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 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.
- All lines, drawings, boundaries, dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents.
- 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.

## ROBERT J. & SUSAN M. JOHNSON

Closing Attorney for Seller - Sara L. Haas of Aspelmeier, Fisch, Power, Engberg & Helling, P.L.C.

For information contact Tim Meyer of Steffes Group at 319.385.2000 or 319.750.1233

Tim Meyer - Iowa Real Estate Broker Officer - B36355000

**319.385.2000 | 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, WI, NE & MT. Announcements made the day of sale take precedence over advertising.