

# AUCTION

TIMED ONLINE

## Land & Farm Equipment

Equipment  
on back side

OPENS: WEDNESDAY, AUGUST 14

CLOSES: WEDNESDAY, AUGUST 21 AT 10AM CDT 2024



### Linn County, Iowa

### Fairfax, Iowa

Land is located 2 miles south of Fairfax on Highway 151/Amana Rd SW, then 0.5 mile east on Wright Brothers Blvd W to 10605 Wright Brothers Blvd W SW.



**Auctioneer's Note:** Farmers & investors here is an opportunity to purchase investment quality farmland with over 22,000 bu. grain storage, dryer, buildings & home on a hard surface road.

#### 118.41± ACRES - 1 TRACT

- FSA indicates: 116.55 cropland acres
- Corn Suitability Rating 2 is 87.3 on the cropland acres
- 2024 corn & bean crop included, which is approx. 62 acres of corn & 53 acres of beans
- Located in Section 29, Fairfax Township, Linn County, Iowa
- The 1 bedroom, 1 bath home has 1,589 sq. ft. of total living space
- Updated kitchen w/ breakfast island, hardwood floors and Whirlpool refrigerator, stove & microwave
- Adjacent to the kitchen is the laundry room with Maytag washer & dryer
- Spacious living/dining room with sliding glass door to the composite deck
- Also on the main level is a bedroom, ¾ bathroom and a bonus rec room with a gas fireplace
- The basement has a Lennox high efficient gas furnace & central air
- Property is on a well

**Included:** 2024 corn & bean crop, Refrigerator, Stove, Microwave, Washer, Dryer, Chest freezer, Water softener, (2) Dining room tables & chairs, (2) Bar stools, China buffet, (2) 500 gal. LP tanks, Remaining LP in the LP tanks, Air compressor in shop, Window AC unit in shop, Any items present on the day of final settlement/closing.

**Not included:** Air compressor in machine shed, Fuel tanks, Unattached cabinets, Shop Equipment, All personal property, Farm equipment & any item listed on the equipment auction.

Tax Parcels: 20292-01001-00000, 20292-76001-00000, 20293-01001-00000= \$7,548.00 Net

#### OPEN HOUSE: AUGUST 7 FROM 1-3PM

- Buildings include:
  - 40'x72'x11' shop with approx. 40'x45' heated shop with radiant heat, concrete floors, 16'x10 ½' OH door w/ opener, 16'x8' OH door w/ opener, approx. 40'x27' cold storage area with dirt floor & 18'x10 ½' sliding doors
  - 50'x70'x14' machine shed w/ workshop area, 40'x50'x14' addition, 19 ½'x13' & 24 ½' x13 ½' sliding doors
  - 30'x50'x10' shed w/ 16'x9' OH door w/ opener
- Grain bins include:
  - 11,144 bu. Sukup built in 2008
  - 5,945 bu. GSI built in 2000
  - 5,648 bu. GSI built in 1982
  - 28'x40' crib, 13'x40' lean w/ Farm Fans grain dryer



#### REAL ESTATE TERMS:

10% down payment on August 21, 2024. Balance due at final settlement with a projected date of October 4, 2024, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of October 4, 2024.

**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.

#### Special Provisions:

- This online auction is a NO BUYER'S PREMIUM OR BUYER FEE auction.
- 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.
- The 2024 corn & bean crop is included. The input costs will be included. Buyers will only need to reimburse Sellers for the 2024 crop insurance.
- It shall be the obligation of the Buyer to report to the Linn County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- The real estate will be sold by the acre with the Assessor acres of 118.41 acres being the multiplier used to determine the total bid amount.

- Seller shall not be obligated to furnish a survey.
- It shall be the Buyer's responsibility to have the home inspected as required by Linn County. Any repairs or updates required from the Linn County inspection shall be the responsibility and expense of the Buyer.
- The family states the septic system is non-compliant, therefore it shall also be the Buyer's responsibility and expense, to upgrade, repair, or any other matters to the septic system in accordance with Linn County & Iowa DNR laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the Linn County Sanitarian for the septic system.
- 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.
- 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.
- 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 W. KOUTNY ESTATE & BARBARA A. KOUTNY

Christine Schultz & Lori Shebetka - Co-Executors

John Mossman of Mossman Law Firm - Closing Attorney for Seller

CONTACT STEFFES GROUP REPRESENTATIVE NATE LARSON, 319.931.3944

SteffesGroup.com | 319.385.2000

Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641



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*Fairfax Iowa*

**CLOSES: WED., AUGUST 21 <sup>CDT</sup> 2024**

**SteffesGroup.com | 319.385.2000**

Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641



Steffes Group, Inc.  
2245 E Bluegrass Rd,  
Mt. Pleasant, IA 52641



PRESORTED  
STANDARD  
US POSTAGE  
PAID  
Permit #472  
BRAINERD, MN

## Robert W. Koutny Estate Farm Equipment

10605 WRIGHT BROTHERS BLVD W SW,

OPENS: WEDNESDAY, AUGUST 14

*Fairfax, Iowa*

**CLOSES: WEDNESDAY, AUGUST 21 AT 1PM <sup>CDT</sup> 2024**



2012 JOHN DEERE 7230R



2006 JOHN DEERE 7920



1972 JOHN DEERE 4020



1969 JOHN DEERE 4020



1968 JOHN DEERE 4020



1958 JOHN DEERE 630



2006 JOHN DEERE 9560 STS



2009 JOHN DEERE 606C



2009 JOHN DEERE 625F



2010 JOHN DEERE 1760



JOHN DEERE 27



JOHN DEERE 714



JOHN DEERE 2210



JOHN DEERE 220



HARDI NAVIGATOR 3000



ADS BULK SEED BUGGY



REM 2100



1992 CHEVROLET KODIAK  
C7H064



2018 GMC SIERRA 1500



2015 GMC 2500HD



2014 ZIMMERMAN CB20



DUO-LIFT TENDER TRAILER



2011 JOHN DEERE X720

**PREVIEW: AUGUST 7 FROM 1-3PM / LOADOUT: AUGUST 23 FROM 9AM - 3PM**

**CONTACT STEFFES GROUP REPRESENTATIVE TIM MEYER, 319.750.1233**

All items sold as is where is. Payment of cash, check, or credit card must be made up to two days post auction close before the removal of items. Statements made online take precedence over all advertising. Additional fees may apply. Titles will be mailed. Canadian buyers need a bank letter of credit to facilitate border transfer.