

MULTI-TRACT Auction

TIMED ONLINE

Fayette County, IA Land & Home

249± Acres
3 Tracts



Selling Free & Clear for 2025 Farming Season!

OPENING: Tuesday, October 29 | CLOSING: Tuesday, November 5 at 10AM CDT 2024

Auctioneer's Note: Here is a combination farm located on a hard surface road. This farm offers row crop production, CRP income, pasture, hay ground & more! Also selling an acreage with usable buildings.

West Union, Iowa



TRACT 1 - 78± ACRES subject to survey

- FSA indicates: 58.55 cropland acres of which 15.1 acres are in CRP:
 - 11 acres X \$274.73 = \$3,022.00 and expires on 9-30-2026
 - 4.10 acres X \$240.00 = \$984.00 and expires on 9-30-2026
- Corn Suitability Rating 2 is 50.9 on the cropland acres.
- Balance of land is timber.
- Section 6, Dover Township, Fayette County, Iowa.
- Tax Parcel: Part of 0306300009 = \$1,484.00 Approx. Net
- **Not included:** Hay bales

TRACT 2 - 169± ACRES subject to survey

- Approx: 106 tillable acres of which 25.26 acres are in CRP:
 - 25.26 acres X \$240.00 = \$6,062.00 and expires on 9-30-2026
- Corn Suitability Rating 2 is 52.2 on the tillable acres.
- Balance of land is timber & pasture.
- Section 1, Auburn Township, & Section 6, Dover Township, Fayette County, Iowa.
- Tax Parcels: Part of 0306300009, 306100004, 201200006 = \$3,034.00 Approx. Net
- **Not included:** Hay bales

Land is located 8 miles north of West Union on Highway 150 to 30323 Lincoln Rd/ Highway 150, West Union, IA

TRACT 3 - HOME & BUILDINGS ON 2± ACRES subject to survey

- Four bedroom home with 1,856 sq.ft. of total living space.
- Main level offers an updated oak kitchen with built in pass thru cabinet, dining room with built in cabinet & pocket door to the living room. The main level also has a front enclosed porch and toilet room. Upstairs has four bedrooms and a full bathroom.
- Other highlights include: Attached 2 car garage, original woodwork throughout, vinyl replacement windows, partial basement with summer kitchen, high efficient gas furnace, central air, well & windmill.
- Buildings include: 40'x60' machine shed, 50'x32' barn w/24'x42' addition, 52'x36' open front cattle shed, 16'x34 granary, concrete silo, 14'x18' shed & 10'x12' shed.
- **Included:** Refrigerator, Stove, Dishwasher, Microwave, Any items present on the day of final settlement/closing.
- **Not included:** LP tank (leased), Washer, Dryer, Farm & livestock equipment, Bulk bin, All personal property.
- Tax Parcel: Part of 0306300009 = \$1,296.00 Approx. Net



Open House:
October 22 10-11AM

Additional photos online!



RONALD G. KOESTER FAMILY TRUST

Anne K. Wilson of Anne K. Wilson Law Office, PLLC – Trustee & Closing Attorney
Contact Steffes Group Representative Duane Norton, (515) 450-7778



SteffesGroup.com | (319) 385-2000

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



Duane Norton - Iowa Real Estate Salesperson S64572000 | Announcements made or published the day of sale take precedence over advertising.

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PRESORTED
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Permit #315
FARGO, ND



**Selling Free & Clear
for 2025
Farming Season!**



WEST UNION

Terms: 10% down payment on November 5, 2024. Balance due at final settlement with a projected date of December 20, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of December 20, 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 real estate 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.
- Tracts will be linked together with the bidding set to close simultaneously. If a bid is placed with less than 4 minutes left, the time on all the tracts linked together 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 linked together.
- Down payment is due on the day the bidding closes and signing of the real estate contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the down payment/earnest money will be due the following business day.
- Seller has served termination to the tenant, therefore the land will be selling free and clear for the 2025 farming season.
- It shall be the obligation of the Buyer to report to the Fayette 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. D. Final tillable acres to be determined by the FSA office, as FSA field lines overlap Tract lines.
- 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.
- All Tracts will be surveyed by a licensed surveyor, at Seller's expense. Tract 1 & 2 will be sold by the acre with gross surveyed acres being the multiplier used to determine the total bid amount. Tract 3 will be sold lump sum price. In the event the final survey is not completed by auction day or if the recorded survey is different than the announced gross surveyed acres, adjustments to the final contract price will be made accordingly at closing only on Tracts 1 & 2, where the gross surveyed acres were used for the multiplier. No adjustments will be made to Tract 3, as it is selling lump sum price.
- This real estate auction is selling subject to final approval of the survey and subdivision requirements of the county, if required.
- 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).
- Tract 3, due to this being a Trust, the Seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance, or other matters to the septic system will be at the Buyer's expense in accordance with County & Iowa Laws & regulations.
- 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 or published the day of auction take precedence over advertising.