

Muscatine County, Iowa

LAND AUCTION

TIMED ONLINE

and Estate Equipment

119±
Acres - 1 Tract
 subject to final survey

Opens: Thursday, December 14

CLOSES: THURSDAY, DECEMBER 21 | 10AM CST 2023

*Selling Free & Clear
 for 2024 Farming!*

Letts, Iowa

82.9
CSR2

AUCTIONEER'S NOTE: Acquire high-quality farmland featuring an impressive 82.9 CSR2 rating - an ideal investment. Seize the chance to invest in prime agricultural land!

*Land is located 1 mile north of Letts on CR X43,
 then 1 mile west on CR G34.*

Approx. 118 cropland acres.
 Corn Suitability Rating 2 is 82.9 on the cropland acres.
 Section 36, Cedar Township, Muscatine County, Iowa.
 Tax Parcels: 1136200003, 1136200001, 1136200002 = \$4,020.00 Net



*scan for full
 real estate details!*



*Equipment
 on back side!*

TERMS: 10% down payment on December 21, 2023. Balance due at final settlement with a projected date of February 2, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

POSSESSION: Projected date of February 2, 2024.

REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. The seller shall pay any unpaid real estate taxes payable in prior years.

SPECIAL PROVISIONS:

- 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 appropriate 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. Final tillable acres shall be determined by the FSA office as FSA field lines overlap Assessor lines of land not selling.
- The seller has served termination to the tenant; Therefore, the land will be selling free and clear for the 2024 farming season.

- The land will be surveyed by a licensed surveyor, at Seller's expense. The land will be sold by the acre with gross surveyed acres being the multiplier used to determine the total bid 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.
- This auction sale is not contingent upon the 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 on the day of sale take precedence over advertising.



ANDREW C. HAFNER ESTATE

James A. Nepple of Stanley, Lande & Hunter, P.C. – Closing Attorney for Seller
 Executor - Washington State Bank:

Larry Fishback, Vice President/Senior Trust Officer & Debbie Bruty, Trust Officer

Contact Steffes Group Representatives

Mason Holvoet, 319.470.7372 or Duane Norton, 515.450.7778

Mason Holvoet - Iowa Real Estate Salesperson S69890000 | Duane Norton - Iowa Real Estate Salesperson S64572000

319.385.2000 | SteffesGroup.com

Steffes Group, Inc., 2245 E Bluegrass Rd, 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.

Equipment Terms: All items sold as is where is. Payment of cash or check must be made sale day before removal of items. Statements made auction day take precedence over all advertising. \$35 documentation fee applies to all titled vehicles. Titles will be mailed. Canadian buyers need a bank letter of credit to facilitate border transfer.



AUCTION

Estate Equipment

TIMED ONLINE

Mount Pleasant, IA
EQUIPMENT AT THE STEFFES GROUP FACILITY,
2245 E BLUEGRASS RD, MT. PLEASANT, IOWA

CLOSES: THURSDAY, DECEMBER 21 | 11AM CST 2023



2017 NEW HOLLAND T4.65 / 19.5 HRS.!



2018 FORD F150 LARIAT / 14,019 MILES



2016 FORD F-150 LARIAT / 19,413 MILES



2007 PACE ARROW 38P / 38'



2014 FOREST RIVER / 15'x84"



2012 ALUMA 6810H / 10'x72"



2017 MAXXED 8314HD / 14'x83"



2002 HONDA GOLDWING 1800 / 38,920 MILES



CUB CADET VOLUNTEER / 336 HRS.

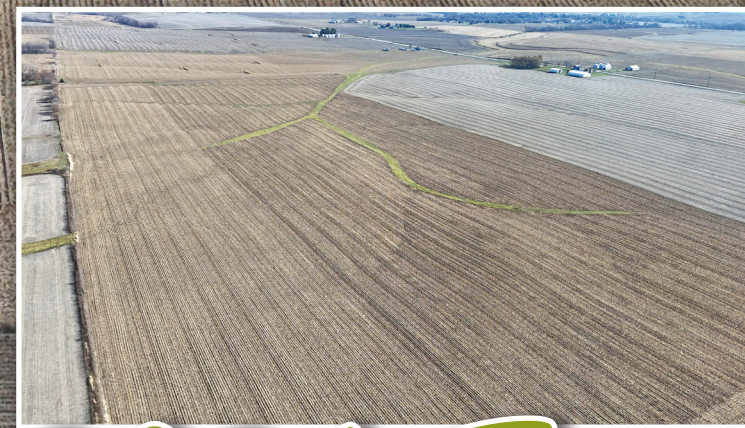


EZ-GO

CONTACT STEFFES GROUP REPRESENTATIVE
DUANE NORTON, 515.450.7778
ALL ITEMS MUST BE PICKED UP BEFORE THURSDAY, JANUARY 4, 2024



scan for full equipment details!



Selling Free & Clear for 2024 Farming Season!

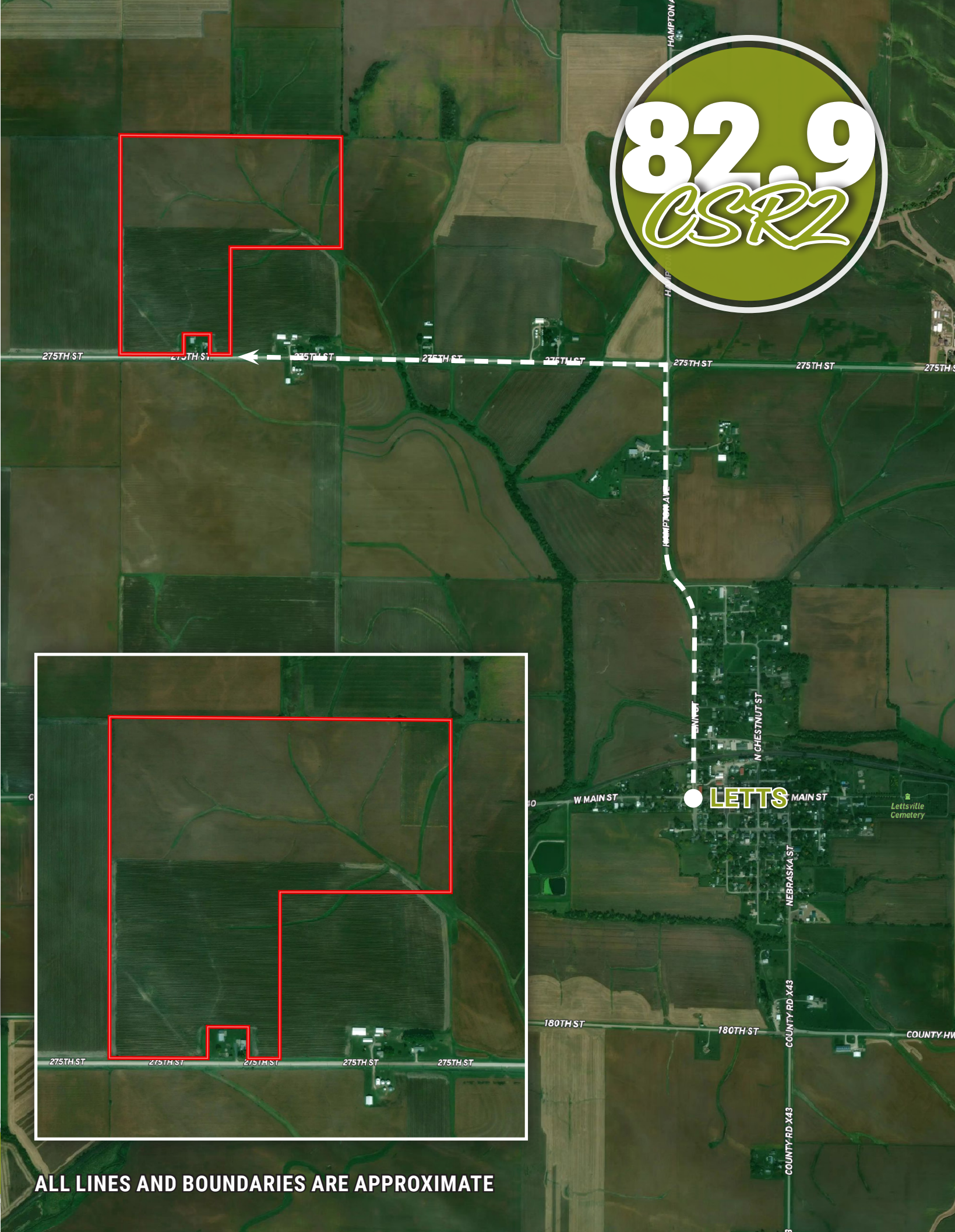


Steffes Group, Inc.
2245 E Bluegrass Rd,
Mt. Pleasant, IA 52641



PRESORTED
STANDARD
US POSTAGE
PAID
Permit #472
BRainerd, MN

82.9
CSR2



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Muscatine County, Iowa

LAND AUCTION

and Estate Equipment

TIMED ONLINE

119[±]
Acres - 1 Tract
subject to final survey



82.9
CSR2

CLOSES: THURSDAY, DECEMBER 21 | 10AM CST 2023