

LAND AUCTION

TIMED ONLINE

Cerro Gordo & Worth County, Iowa

- HANLONTOWN, IOWA -

295± ACRES

- 4 TRACTS -

BIDDING OPENS: TUESDAY, DECEMBER 24
CLOSING: TUESDAY, DECEMBER 31 | 10AM CST 2024



T1



T1



T2



T2



T3



T3



T4



T4

Tracts 1-3 are generally located 1 mile east of Hanlontown on Highway 9, then 2.2 miles south on County Highway S28/Wheelerwood Rd.
 Tract 4 is located 2 miles east of Hanlontown on Highway 9, then 1 mile south on Indigo Ave., then 0.5 miles east on 350th St., then 1 mile south on Ironwood Ave., then 0.3 miles west on 340th St.

AUCTIONEER'S NOTE:

Take advantage of this exceptional offering, featuring versatile row crop land, hay/pasture ground, and CRP acreage. Whether you're looking to expand your farming operation or acquire recreational land with CRP income, this auction has everything you need!

TRACT 1: 76.81± ACRES

- FSA indicates: 72.84 NHEL cropland acres.
- Corn Suitability Rating 2 is 62.6 on the cropland acres.
- Located in Section 5, Lincoln Township, Cerro Gordo County, Iowa.
- Tax Parcels: 020510000400, 020510001100, 020510000600, & 020510000700 = \$1,674.00 Net

TRACT 2: 18± ACRES

- FSA indicates: 16.70 NHEL cropland acres of which 5.25 acres are in CRP as follows:
5.26 acres X \$204.00 = \$1,073.00 and expires on 9-30-2030.
- Corn Suitability Rating 2 is 63.2 on the cropland acres.
- Located in Section 6, Lincoln Township, Cerro Gordo County, Iowa.
- Tax Parcel: 020620000600 = \$396.00 Net
- Not Included:** Hunting blinds.

TRACT 3: 81.67± ACRES

- FSA indicates: 55.38 NHEL cropland acres.
- Corn Suitability Rating 2 is 55.6 on the cropland acres.
- This tract has some tile. View tile maps at SteffesGroup.com.
- Winnebago River borders the property & Willow Creek runs through the property.
- Located in Section 32, Danville Township, Worth County, Iowa and Section 5, Lincoln Township, Cerro Gordo County, Iowa.
- Tax Parcels: 020510000800, 10-32-300-002, 10-32-300-005, & 10-32-300-007 = \$1,476.00 Net

TRACT 4: 118.58± ACRES

- With CRP income, this tract could be your hunting & recreational destination with Winnebago River running through the property.
- FSA indicates: 12.68 NHEL cropland acres and 94.55 acres of grassland, both of which are in CRP as follows:
12.68 acres X \$207.00 = \$2,625.00 and expires on 9-30-2030.
94.55 acres X \$29.75 = \$2,813.00 and expires on 9-30-2037.
- There is a recorded easement for access off of 340th St. View copy of lease at SteffesGroup.com.
- Located in Section 5, Lincoln Township, Cerro Gordo County, Iowa.
- Tax Parcels: 020520000100, 020520000200, 020520000300, & 020520000400 = \$1,066.00 Net

K & R DEWITT FARMS, LLC | Closing Attorney - Collin M. Davison of Laird Law Firm

STEFFES GROUP REPRESENTATIVE MASON HOLVOET, (319) 470-7372

SCAN QR CODE TO REGISTER TO BID & SEE MORE DETAILS



SteffesGroup.com | (641) 423-1947

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



Mason Holvoet - Iowa Real Estate Salesperson S69890000 | Announcements published or made the day of sale take precedence over advertising.

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2245 E Bluegrass Rd,
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PRESORTED
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Permit #3115
FARGO, ND

Terms: 10% down payment on December 31, 2024. Balance due at final settlement with a projected date of February 14, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of February 14, 2025 (Subject to tenant's rights on the hay & pasture of Tracts 1-3).

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.
- The hay & pasture of Tract 1, 2 & 3 are leased and are selling subject to tenant's rights for the 2025 farming season. View copy of lease at SteffesGroup.com. Buyer will receive the cash rent payment from the tenant as follows: Tract 1 = \$2,797.50, due June 1, 2025. Tract 2 = \$1,716.00, due June 1, 2025. Tract 3 = \$1,549.66, due June 1, 2025.
- Buyers of Tracts 1, 2 & 3 shall have the responsibility to serve tenant of the hay & pasture notice prior to September 1, 2025, if so desired.
- Seller has served termination to the tenant of the row cropland for Tracts 1, 2 & 3, therefore the row cropland will be selling free and clear for the 2025 farming season.
- 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 to be determined by the FSA office, as FSA field lines overlap Tract lines. D. 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.
- Tracts will be sold by the acre with Cerro Gordo and Worth County Assessor's Gross Acres being the multiplier used for each tract to determine the total bid amount.
- Seller shall not be obligated to furnish a survey.
- 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).
- 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, easements, rights-of-way, ordinances, resolutions, leases, and mineral reservations, 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 published or made the day of auction take precedence over advertising.

