

# AUCTION

TIMED ONLINE

## Land & Acreage



T1



T2



T3

**233±**  
acres, 4 tracts  
subject to final survey

T4

**Floyd County -  
Rockford, Iowa**

**Opening: Thursday, December 5**  
**CLOSING: Thursday, December 12 | 1PM** CST 2024

### Location:

3.2 miles west of Rockford, IA on County Road B47/215th St., then 2 miles south on Balsam Ave., then 0.3 miles west on 235th to 1025 235th St, Rockford, IA 50468.

### Auctioneer's Note:

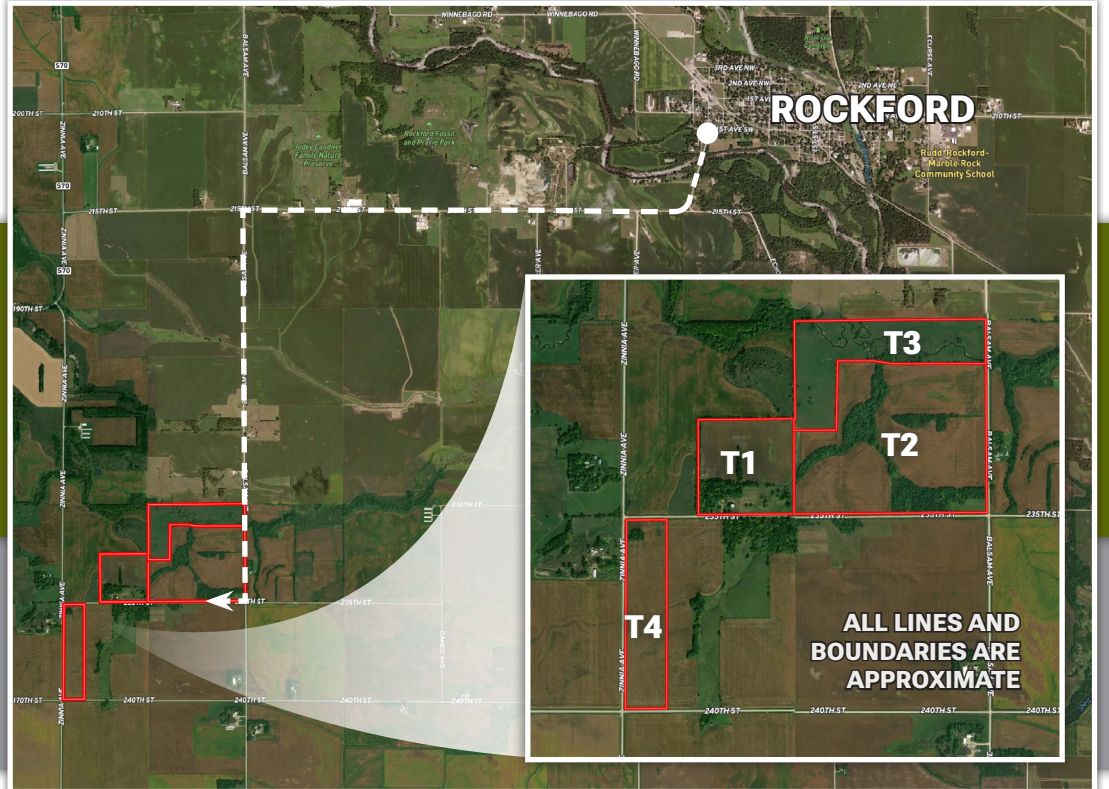
Some of this land has been in the Fullerton/Fisher family since 1881! Don't miss your opportunity to buy land with investment quality CSR2 of 88, 86.4 & 82 respectively! Selling with tenant in place for the 2025 farming season.

### Open House:

**DECEMBER 2 FROM 1 - 2PM  
FOR TRACT 1**



T1



#### TRACT 1 - HOME & BUILDINGS ON 39.5± ACRES

- FSA indicates: 26.9 NHEL cropland acres.
- Corn Suitability Rating 2 is 86.4 on the cropland acres.
- The four bedroom home has 1,556 total sq. ft. of living space and was built in 1900. The main level has a kitchen, dining room, living room, bedroom & bathroom with washer/dryer hookups. The upstairs has three bedrooms. Home has a partial basement with gas forced air furnace and a well.
- Buildings include a 40'x58' barn, 33'x40' shed, Concrete silo, and 2 smaller sheds.
- Section 30, Rockford Township, Floyd County, Iowa.
- Tax Parcel: Part of 09-30-200-002-00 = \$1,749.00 Approx. Net
- Included: Any item present on March 1, 2026.
- Not included: LP tank (leased), Window A/C units, Farm & cattle equipment, Waterers, Attached gates, All Appliances, Round bales, All tenant's personal property.

#### TRACT 2 - 114± ACRES

- FSA indicates: 88.9 NHEL cropland acres.
- Corn Suitability Rating 2 is 82 on the cropland acres.
- Section 30, Rockford Township, Floyd County, Iowa.
- Tax Parcels: Part of 09-30-200-002-00 = \$2,872.00 Approx. Net

#### TRACT 3 - 45± ACRES

- This tract is pastureland with Beaver Creek running through the property.
- Section 30, Rockford Township, Floyd County, Iowa.
- Tax Parcels: Part of 09-30-200-002-00 = \$1,159.00 Approx. Net

#### TRACT 4 - 34.82 SURVEYED ACRES

- FSA indicates: 32.5 NHEL cropland acres.
- Corn Suitability Rating 2 is 88 on the cropland acres.
- Section 30, Rockford Township, Floyd County, Iowa.
- Tax Parcel: 09-30-300-002-00 = \$1,028.00 Net



**Mary Jo Fisher Estate | William R. Fisher - Executor**  
**Closing Attorney - John P. Lander of Brown, Kinsey, Funkhouser & Lander P.L.C.**  
Contact Steffes Group Representatives  
Mason Holvoet, (319) 470-7372 or Dennis Behr, (641) 430-9489



**SteffesGroup.com | (641) 423-1947**  
Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641

Mason Holvoet - Iowa Real Estate Salesperson S69890000



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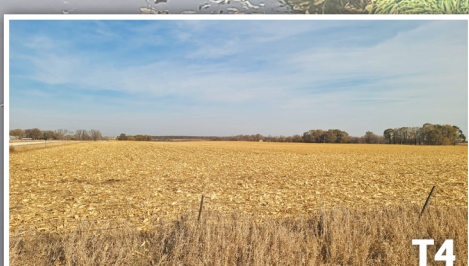
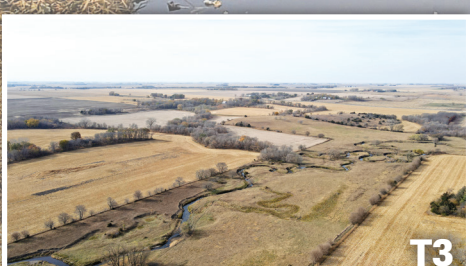
Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641



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



PRESORTED  
STANDARD  
US POSTAGE  
PAID  
Permit #315  
FARGO, ND



### TERMS

10% down payment on December 12, 2024. Balance due at final settlement with a projected date of January 27, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

### LANDLORD'S POSSESSION

Projected date of January 27, 2025, selling subject to tenant's rights on the house, buildings, tillable & pastureland. Full possession will be March 1, 2026.

### 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 home, buildings, tillable & pastureland are leased and are selling subject to tenant's rights for the 2025 farming season. Buyer will receive the cash rent payment from the tenant with the first half due March 1, 2025 and second half due October 15, 2025. The prorate share is as follows:  
Tract 1 tillable = \$6,975.14 total, Tract 1 pasture = \$524.00 total | Tract 2 tillable = \$23,051.66 total  
Tract 3 pasture = \$1,800.00 total | Tract 4 tillable = \$8,427.21 total
- Seller has served tenant notice prior to September 1, 2025; Therefore the land is selling free and clear for the 2026 farming season.
- Tract 1 lease includes the use of the home and buildings, as a part of the rent for the tillable and pasture ground, therefore possession of the home & buildings will be March 1, 2026.
- Landlord has the right to hunt & trap the premises for their own use or use of others with consent.
- 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 may overlap Tract lines.
- Tracts 1-3 will be surveyed by a licensed surveyor, at Seller's expense. Tract 4 has a recorded survey from 1999. Tracts will be sold by the acre with gross surveyed acres being the multiplier used to determine the total bid amount. 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 final settlement/closing.
- 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 1, due to this being an Estate, 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, ordinances, 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.