

LAND AUCTION

TIMED ONLINE

Clinton County, Iowa

2 Tracts
115±
Acres

*Selling Free & Clear for
2024 Farming Season!*

Grand Mound, Iowa

Opens: Thursday, December 21

CLOSES: THURSDAY, DECEMBER 28 | 10AM CST 2023

*Land is located 2.5 miles south of Grand Mound
on 230th Avenue, then 1 mile west on 270th Street.*

AUCTIONEER'S NOTE:

Looking for more land? Check out this land auction
with adjoining tracts in Clinton County, IA.

Tract 1 is on a hard surface road with 49.66 cropland
acres boasting a 72.4 CSR2. The adjoining Tract 2
offers 63.35 cropland acres with a 54 CSR2.

Buy one or both, to suit your needs!

TRACT 1 - 52± ACRES

FSA indicates: 49.66 NHEL cropland acres.

Corn Suitability Rating 2 is 72.4 on the cropland acres.

Located in Sections 25 & 30, Orange Township, Clinton County, Iowa.

Tax Parcels: 4401140000, 4405001000 = \$2,000.00 Net

Not included: Stalk bales.

TRACT 2 - 63.3± ACRES

FSA indicates: 63.35 NHEL cropland acres.

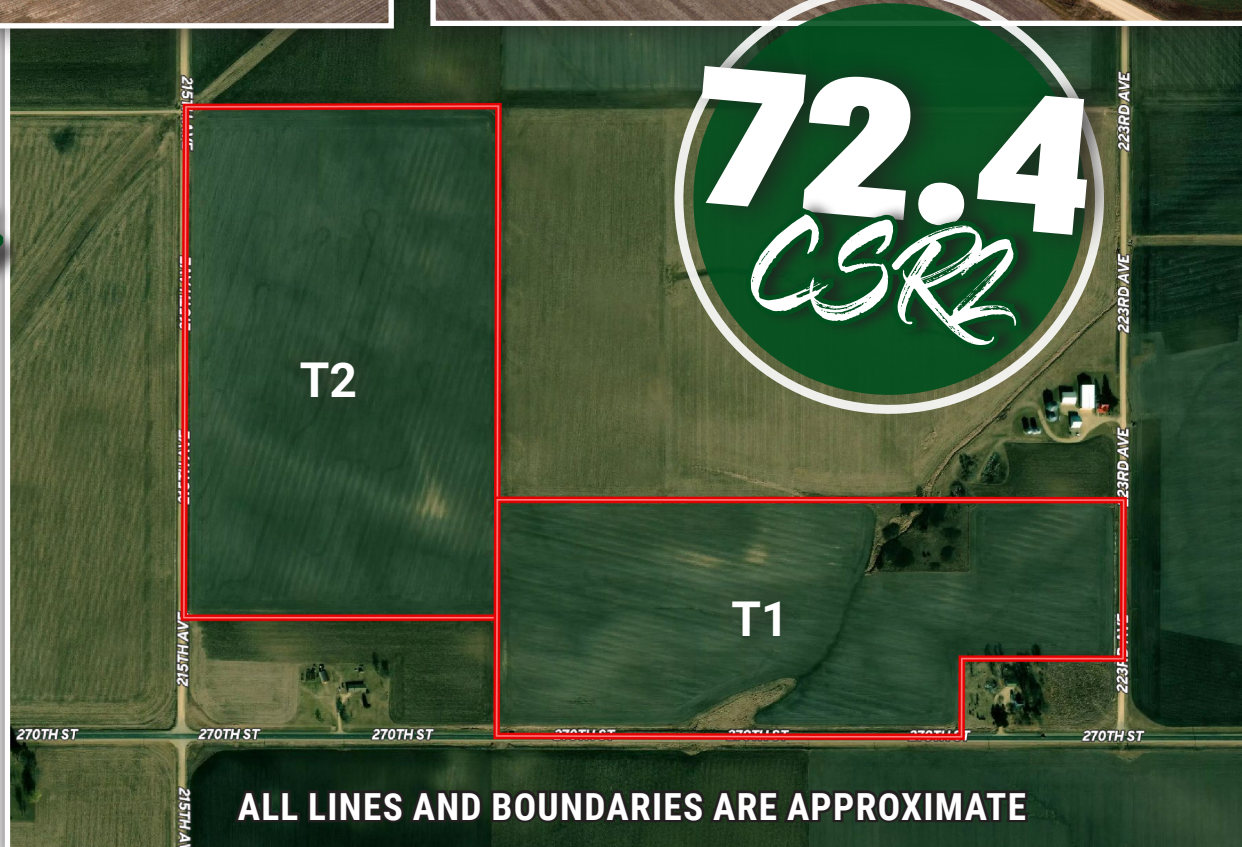
Corn Suitability Rating 2 is 54 on the cropland acres.

Located in Section 25, Orange Township, Clinton County, Iowa.

Tax Parcels: 4401120000, 4401130000 = \$1,878.00 Net

Not included: Stalk bales.

*scan here
for complete
real estate
details*



ALICE GREEN ESTATE

Cheryl Whalen – Executor | Daniel J. Condon - Closing Attorney

For information contact Steffes Group Representative Mason Holvoet, 319.470.7372

Mason Holvoet - Iowa Real Estate Salesperson S69890000



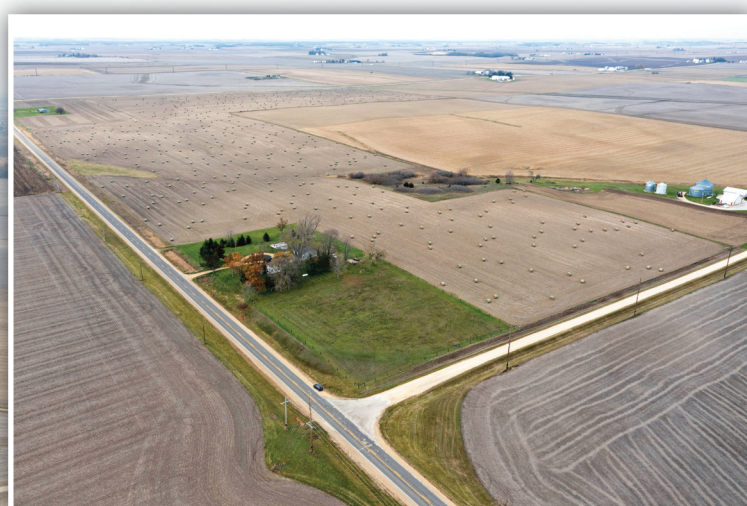
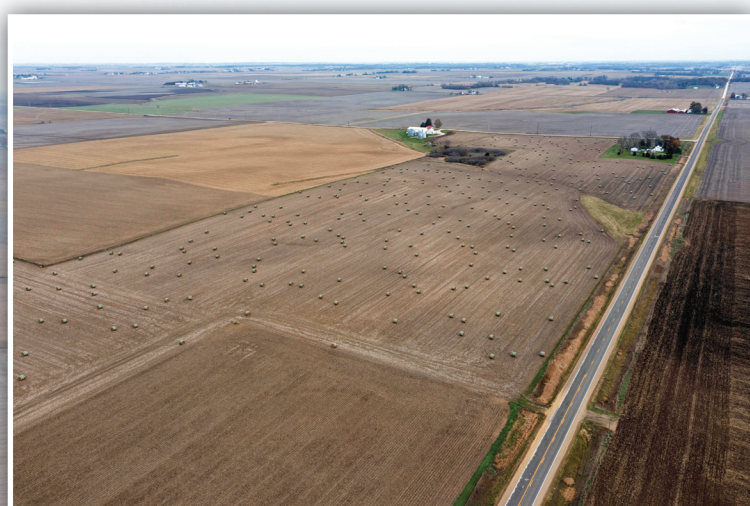
319.385.2000 | SteffesGroup.com

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



Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.

TRACT 1 - 52± ACRES



TRACT 2 - 63.3± ACRES



TERMS: 10% down payment on December 28, 2023. Balance due at final settlement with a projected date of February 9, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

POSSESSION: Projected date of February 9, 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:

- This online auction will have a 5% buyer's premium. This means a 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 the auction 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 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 Clinton 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 Seller has given tenant notice; Therefore, the land is selling free and clear for the 2024 farming season.
- Tracts 1 & 2 will be sold by the acre with Assessor acres for each tract being the multiplier used to determine the total bid amount.
- The Seller shall not be obligated to furnish a survey on any Tract.
- 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 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.



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



PRESORTED
STANDARD
US POSTAGE
PAID
Permit #472
BRAINERD, MN

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Clinton County, Iowa

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