

LAND AUCTION

TIMED ONLINE

Dallas County, Iowa

160±
acres

Perry, Iowa

Located 5 miles east of Perry, IA on Highway 141.

Opening: Tuesday, November 19

CLOSING: TUESDAY, NOVEMBER 26 | 10AM ^{CST} 2024

Auctioneer's Note: Investment quality land along Highway 141, minutes from Perry, Iowa. This farmland boast an impressive 81.2 CSR2 and is selling with tenant in place for 2025 farming season.



160± ACRES - subject to final survey

- Approx. 159 tillable acres of which 2.90 acres are in CRP: 2.90 acres X \$206.97 = \$600.00 and expires on 9-30-2033
- Corn Suitability Rating 2 is 81.2 on the tillable acres.
- Sections 16 & 17, Beaver Township, Dallas County, Iowa.
- Tax Parcels: 0317200009, 0317200008, Part 0316100010, Part 0316100008, Part 0316100002, and 0317200004 = \$4,228.00 Approx. Net

Terms: 10% down payment on November 26, 2024. Balance due at final settlement with a projected date of December 30, 2024, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 30, 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.
- 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.
- Land is selling subject to tenant's rights for the 2025 farming season. Buyer will receive the cash rent payment from the tenant of 156.1 acres x \$290 = \$45,269.00. First half is due March 1, 2025 and second half due October 1, 2025.
- It shall be the Buyer's responsibility to serve tenant notice prior to September 1, 2025, if so desired.
- 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. 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.
- Land will be surveyed by a licensed surveyor, at Seller's expense. Land 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 closing.
- An easement/maintenance agreement will be established in favor of the home which is being sold privately. The home will be granted an easement of approx. 200' along the lane for ingress and egress. After this section, the remaining lane will be owned and controlled by the homeowner. Both parties will agree to share the cost of maintaining the 200 feet of the lane included in the easement. The cost will be split 50/50 between the homeowner and the farmland owner.
- This real estate auction is selling subject to final approval of the survey and subdivision requirements of the county, if required.
- 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.
- 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 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 sale take precedence over advertising.



James V. Quinn Estate & Pamela K. Quinn

Ashley F. Charnetski - Attorney for Seller | Corey Lorenzen - Closing Attorney
Contact Steffes Group Representative Duane Norton, (515) 450-7778



SteffesGroup.com | (641) 423-1947

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



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

Dallas County, Iowa AUCTION

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Land & Farm Equipment

James V. Quinn Estate
& Pamela K. Quinn



SteffesGroup.com | (641) 423-1947

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

Farm Equipment & Collector Toy AUCTION

TIMED ONLINE

James V. Quinn Estate
& Pamela K. Quinn

ONLY
3,710
HOURS!

1984
JOHN
DEERE
4450



CLOSING: TUESDAY, NOVEMBER 26 | 11AM CST 2024



1962 JOHN DEERE 4010



1959 JOHN DEERE 730



2020 H&H TRAILERS, 30'



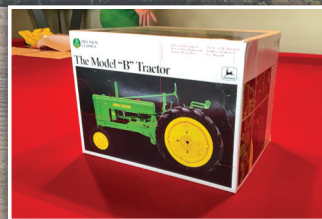
JOHN DEERE 630



PULL-TYPE SPRAYER



JOHN DEERE 717



24192 141st Street, Benton, Iowa

PREVIEW: November 19, from 9AM - 3PM

LOADOUT: December 2, from 9AM - 3PM

Contact Steffes Group Representative
Duane Norton, (515) 450-7778



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All items sold as is where is. Payment of cash, check, or credit card must be made up to two days post auction close before the removal of items. Statements made online take precedence over all advertising. Additional fees may apply. Titles will be mailed. Canadian buyers need a bank letter of credit to facilitate border transfer. Auctioneer's License info here if applicable.