

LAND AUCTION

TIMED ONLINE

Keokuk County, Iowa

OPENING: Tuesday, September 3

138± Acres in 2 Tracts

CLOSING: Tuesday, September 10 at 10AM CDT 2024

77.7 CSR2!



Located 1.4 miles south of Ollie on County Road V5G/ S 1st St., then 1.5 miles west on Highway 78, then 0.5 miles south on 250th Ave, then 0.4 miles east on 335th St.

Ollie, Iowa

Auctioneer's Note: An exceptional opportunity to acquire high-quality farmland, featuring CSR2 ratings of 75.1 and 77.7. Whether you are interested in row crop production or seeking a combination farm of row crop and pasture ground, this auction offers exactly what you need.

TRACT 1 - 76± ACRES *Subject to final survey*

Approx. 63 acres tillable.

Corn Suitability Rating 2 is 75.1 on the tillable acres.

Field has terraces with tile.

Balance of land being timber.

Located in Section 34, Jackson Township, Keokuk County, Iowa.

Tax Parcels: Part JATOP-015800, JATOP-016000 = \$2,317.00 Net Approx.

TRACT 2 - 62± ACRES *Subject to final survey*

Approx. 42 acres tillable of which approx. 14 acres currently used as hay ground/pasture.

Corn Suitability Rating 2 is 77.7 on the tillable acres.

Field has terraces with tile.

Balance of land being hay ground, pasture & timber.

Located in Section 34, Jackson Township, Keokuk County, Iowa.

Tax Parcels: Part JATOP-015700, Part JATOP-015900 = \$1,648.00 Net Approx.

Not included: Hay feeders & Livestock Equipment.

Terms: 10% down payment on September 10, 2024. Balance due at final settlement with a projected date of October 25, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

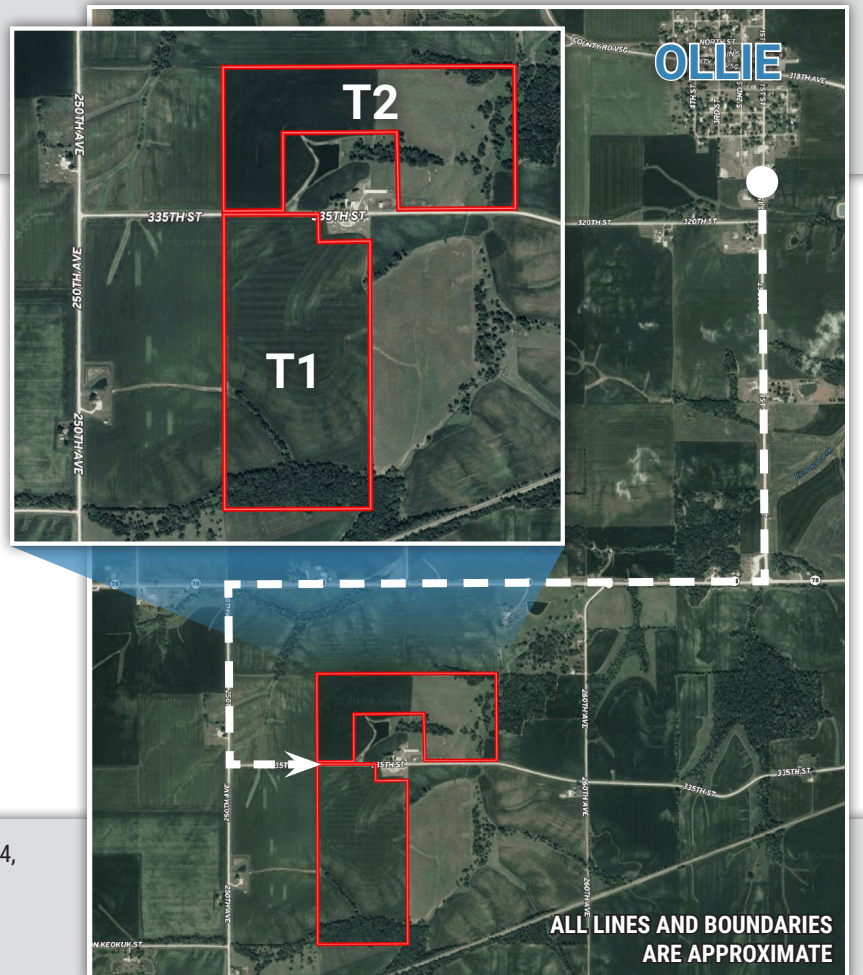
Possession: Projected date of October 25, 2024, subject to tenant's rights on the tillable land.

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 online auction is a NO BUYER'S PREMIUM OR BUYER FEE auction.
- 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 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.
- Seller has served termination to the tenant of the tillable & pasture ground, therefore the land is selling free and clear for the 2025 farming season.
- It shall be the obligation of the Buyer to report to the Keokuk 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 field lines overlap land Seller is retaining.
- Both Tracts will be surveyed by a licensed surveyor, at Seller's expense. 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 closing.
- 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).

Selling Free & Clear for 2025!



- 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 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 the day of sale take precedence over advertising.



JOHN L. & ANN M. DAY

Closing Attorney - Paul A. Miller of Miller Law Office

Contact Steffes Group Representatives

Mason Holvoet, (319) 470-7372 or Lynn Richard, (319) 931-9090



SteffesGroup.com | (319) 385-2000

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



Mason Holvoet - Iowa Real Estate Salesperson S69890000 | Lynn Richard - Iowa Real Estate Broker Associate B20720000 | Announcements made the day of sale take precedence over advertising.

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2 Tracts

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2245 E Bluegrass Rd,

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