

Grundy County, Iowa Land & Acreage

AUCTION

TIMED ONLINE

Two Tracts
155+
Acres
subject to survey



T1

T2

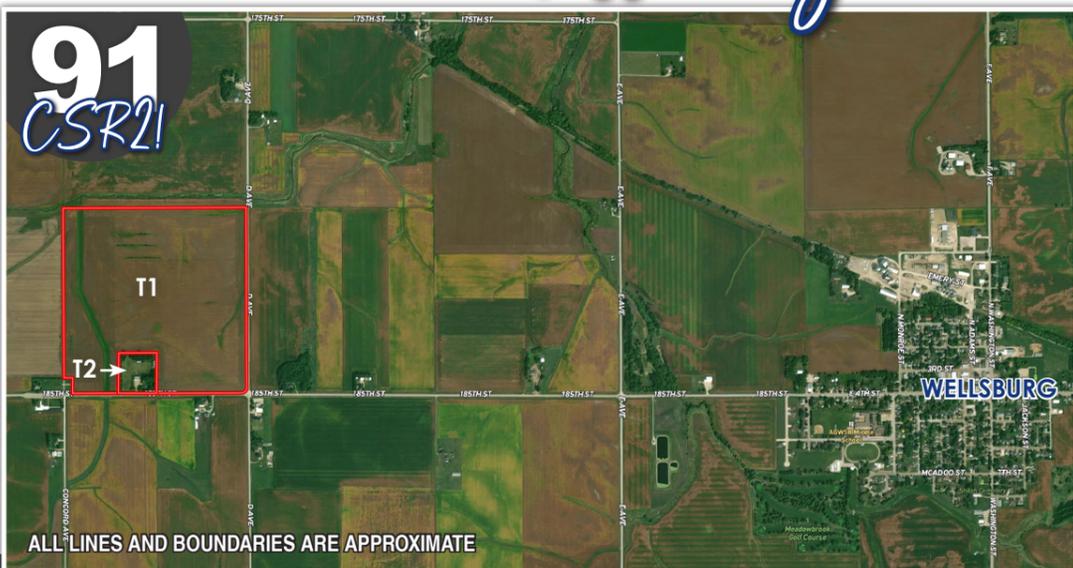
OPENS: TUESDAY, JUNE 6 / CLOSURES: TUESDAY, JUNE 13 | 10AM ^{CDT} 2023

Auctioneer's Note: This is your chance to buy a farm that has been held by the Heikens family for over 100 years! Tract 1 has 91 CSR2 on the tillable land! Tract 2 is the farmstead with a 2-story home, heated shop, grain bins & plenty of space for horses or 4H projects. All located on a hard surface road!



Located 1 1/2 miles west of
Wellsburg on 185th Street to
12695 185th Street,

Wellsburg, Iowa



TRACT 1: 148.5± ACRES

FSA indicates: 140.52 cropland acres.
Corn Suitability Rating 2 is 91 on the cropland acres.
Waterway was installed in 1999 with fabric & 18" base.
Section 17, Shiloh Township, Grundy County, Iowa.

TRACT 2: TWO STORY HOME ON 6.5± ACRES

Home: Located at 12695 185th Street, Wellsburg, Iowa.

- This home offers 2,110 sq. ft. of total living space and was built in 1916.
- Beautiful Omega oak kitchen with built-in microwave, electric stove & dishwasher.
- The main level offers a large living room with bay windows, dining room with built in desk & China hutch, bedroom & 1/2 bath.
- Laundry room located off of the kitchen with a 3/4 bath & separate garage access.
- Four bedrooms upstairs with a 3/4 bathroom.
- Upstairs has original woodwork & hardwood floors in the hallway & a walk up attic.
- The basement has a Weil McLain boiler, gas water heater & electric breaker box.
- The property has rural water & a well with an automatic Richie waterer.
- Attached 24'x24' garage.

Outbuildings:

- 42'x72' pole building: One side has an overhead head door with opener, concrete floors, insulated & heated with radiant heat. The other side is cold storage with a sliding door.
- 27'x70' open faced shed & 8'x18' heated well shed.
- Grain bins include: (1) 9,452 bu., (1) 7,998 bu., and (1) 6,544 bu. with dryer.

Included: (1) 1,000 gal. LP tank with any remaining LP, Microwave, Stove, Dishwasher (as is). Any item present on the day of final settlement/closing. **Not included:** All farm equipment & personal property.

DONALD D. HEIKENS REVOCABLE TRUST

Closing Attorney for Seller:

Corey Lorenzen of Dutton, Daniels, Hines, Kalkhoff, Cook, & Swanson, PLC

For information contact Steffes Group at 319.385.2000;

Mason Holvoet, 319.470.7372 or Duane Norton, 515.450.7778

Mason Holvoet - Iowa Real Estate Salesperson S69890000 | Duane Norton - Iowa Real Estate Salesperson S64572000

See back side for more.
or scan for details!



319.385.2000 | SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641



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

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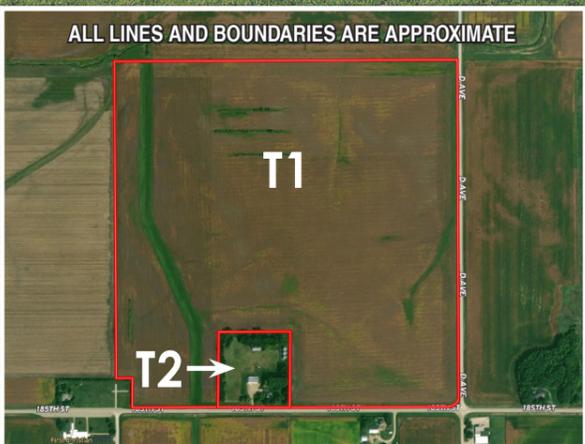


Steffes Group, Inc.
2245 East Bluegrass Road
Mt. Pleasant, IA 52641



PRESORTED
STANDARD
US POSTAGE
PAID
Permit #315
FARGO, ND

Open House on Tuesday, May 30 from 10-11AM



Terms: 10% down payment on June 13, 2023. Balance due at final settlement/closing with a projected date of July 27, 2023, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of July 27, 2023 (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.
 Tract 1 – Part of Parcel 881817200002 = Approx. \$4,652.00 Net
 Tract 2 – Part of Parcel 881817200002 = Approx. \$1,542.00 Net

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 tied 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 tied 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.
- The Seller will retain 100% of the 2023 rent payment.
- The Seller has given termination to the tenant, therefore the farm is selling free and clear for the 2024 farming season.
- It shall be the obligation of the Buyer to report to the Grundy County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- Both tracts will be surveyed by a licensed surveyor. Tract 1 will be sold by the acre with gross surveyed acres being the multiplier for said tract. Tract 2 will be sold lump sum price. 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 only on Tract 1, where the gross surveyed acres were used for the multiplier. No adjustments will be made on Tract 2, as it is selling lump sum price.
- Due to this being a Trust, 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 Grundy County & Iowa Laws & regulations.
- 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 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.