

CHICKASAW & FLOYD COUNTY IOWA

AUCTION

TIMED ONLINE

Land · Hog Facility · Acreage

283± ACRES - SELLS IN 7 TRACTS



OPENING: THURSDAY, NOVEMBER 14

CLOSING: THURSDAY, NOVEMBER 21 | 10AM CST 2024

AUCTIONEER'S NOTE: Join us for a timed online auction featuring a wide range of properties, including highly desirable row crop land, a hog facility, CRP land, and a country acreage complete with several buildings. Whether you're looking for agricultural opportunities or a charming country setting, this auction has something for everyone.

Charles City, Iowa

LAND IS LOCATED GENERALLY NORTH AND EAST OF CHARLES CITY, IA.
See individual tracts for directions.

TRACT 1 - 77.55± ACRES

- 1.4 miles east of Charles City on Highway 18, then 4.6 miles north on Underwood Ave., then 4.4 miles east on 155th St.
- FSA indicates: 76.90 cropland acres.
- Corn Suitability Rating 2 is 84.9 on the cropland acres.
- Section 18, Deerfield Township, Chickasaw County, Iowa.
- Tax Parcel 190518300004 = \$2,636.00 Net

TRACT 2 - 70.25± ACRES

- 1.4 miles east of Charles City on Highway 18, then 4.6 miles north on Underwood Ave., then 4.6 miles east on 155th St.
- Approx. 52 tillable acres.
- Corn Suitability Rating 2 is 85.3 on the tillable acres.
- Section 18, Deerfield Township, Chickasaw County, Iowa.
- Tax Parcel 190518450001 = \$2,172.00 Net

TRACT 3 - 5,120 HEAD HOG FACILITY ON 6.75± ACRES

- 1.4 miles east of Charles City on Highway 18, then 4.6 miles north on Underwood Ave., then 4.5 miles east on 155th St. to 1054 155th St., Charles City, IA.

Open House: November 7 from 10-11AM

- (3) 48'x200' hog confinement buildings built in 1997, with 2' pit & scraper system & (6) Chore Time hopper bottom bins.
- 50'x200' hog confinement building built in 2006, with 2' pit & scraper system & (2) Valcoe hopper bottom bins.
- Slurrystore 120'x19', built in 1997.
- 12'x45' covered compost bay.
- 16'x20' office/mechanical room.
- 16'x21' open shed.
- Property is supplied by a well.
- Situated on 6.75± Acres.
- Included:** (2) 1,000 LP tanks, Any item present on the day of final settlement/closing.
- Not included:** (1) 1,000 gal. LP tank, Storage trailer, Loadout chute, Manure loadout chute
- Tax Parcel 190518425001 = \$1,620.00 Net

TRACT 4 - 57.13± ACRES

- 6.4 miles east of Charles City on Highway 18, then 2.2 miles north on Asherton Ave., then 0.10 mile east on 180th, then 1.9 miles north on Asherton Ave.
- FSA indicates: 54 cropland acres of which 5.50 acres are in CRP: 5.50 acres X \$230.44 = \$1,267.00 and expires on 9-30-2027.
- Corn Suitability Rating 2 is 78.7 on the cropland acres.
- Section 20, Deerfield Township, Chickasaw County, Iowa.
- Tax Parcels 190519100001, 190520225001 = \$1,744.00 Net

TRACT 5 - 31.77± ACRES

- 6.4 miles east of Charles City on Highway 18, then 2.2 miles north on Asherton Ave., then 0.20 mile east on 180th.
- FSA indicates: 32.20 cropland acres.
- Corn Suitability Rating 2 is 68.7 on the cropland acres.
- Section 30, Deerfield Township, Chickasaw County, Iowa.
- Tax Parcel 190530475001 = \$874.00 Net

TRACT 6 - 35± ACRES

- 1.4 miles north of Charles City on N Grand Ave/Shadow Ave, then 0.5 miles west on Rotary Park Road, then 1.6 miles north on Rotary Park Lane.
- Approx. 33.40 tillable acres all of which acres are in CRP: 33.40 acres X \$210.76 = \$7,039.38 and expires on 9-30-2030.
- Corn Suitability Rating 2 is 52.3 on the tillable acres.
- Section 26, St. Charles Township, Chickasaw County, Iowa.
- Tax Parcel Part of 07-26-300-003-00 = \$717.00 Approx. Net

TRACT 7 - COUNTY ACREAGE WITH BUILDINGS ON 5± ACRES

- 1.4 miles north of Charles City on N Grand Ave/Shadow Ave, then 0.5 miles west on Rotary Park Road, then 1.5 miles north on Rotary Park Lane to 1759 Rotary Park Lane, Charles City, IA.

Open House: November 7 from 10-11AM

Home:

- Three bedroom, 1 bath, 1,914 sq. ft. berm home built in 1996.
- Spacious open floor plan with eat in kitchen & adjoining living room with sliding glass door. Full bathroom with laundry hookups.
- Home also has a separate family room with fireplace, mud room & utility room.
- Attached 28'x42' heated 3 car garage.
- Home has in floor heat, mini split unit (non working), gas furnace in the garage and a well.

Buildings:

- 24'x48' building with Reznor radiant heat, concrete floors, water hydrant, drain pit, electricity & 22'Wx14'H overhead door.
- 40'x42'x12' Quonset building with insulation, LB White heater, concrete floor, electricity & 22'W bi-fold door.
- 30'x60' machine shed with dirt floor, electricity & 14'W sliding doors.
- Included:** 500 & 1,000 gal. LP tank, remaining LP in the LP tanks, LP White heater, Water softener, Any item present on the day of final settlement.
- Not included:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Deep freezers, All window AC units, Semi trailer, Swimming pool, Playground equipment, Fuel tank, Homemade trailer, LED lights in buildings, All personal property.
- Tax Parcel Part of 07-26-300-003-00 = \$2,451.00 Approx. Net

Rodney L. Hinz

Closing Attorney - Judith M. O'Donohue of Elwood, O'Donohue, Braun, White, L.L.P.

STEFFES GROUP REPRESENTATIVE TIM MEYER, (319) 750-1233



SteffesGroup.com | (641) 423-1947

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



Tim Meyer - Iowa Real Estate Broker Officer - B36355000 | Announcements made or published the day of sale take precedence over advertising.

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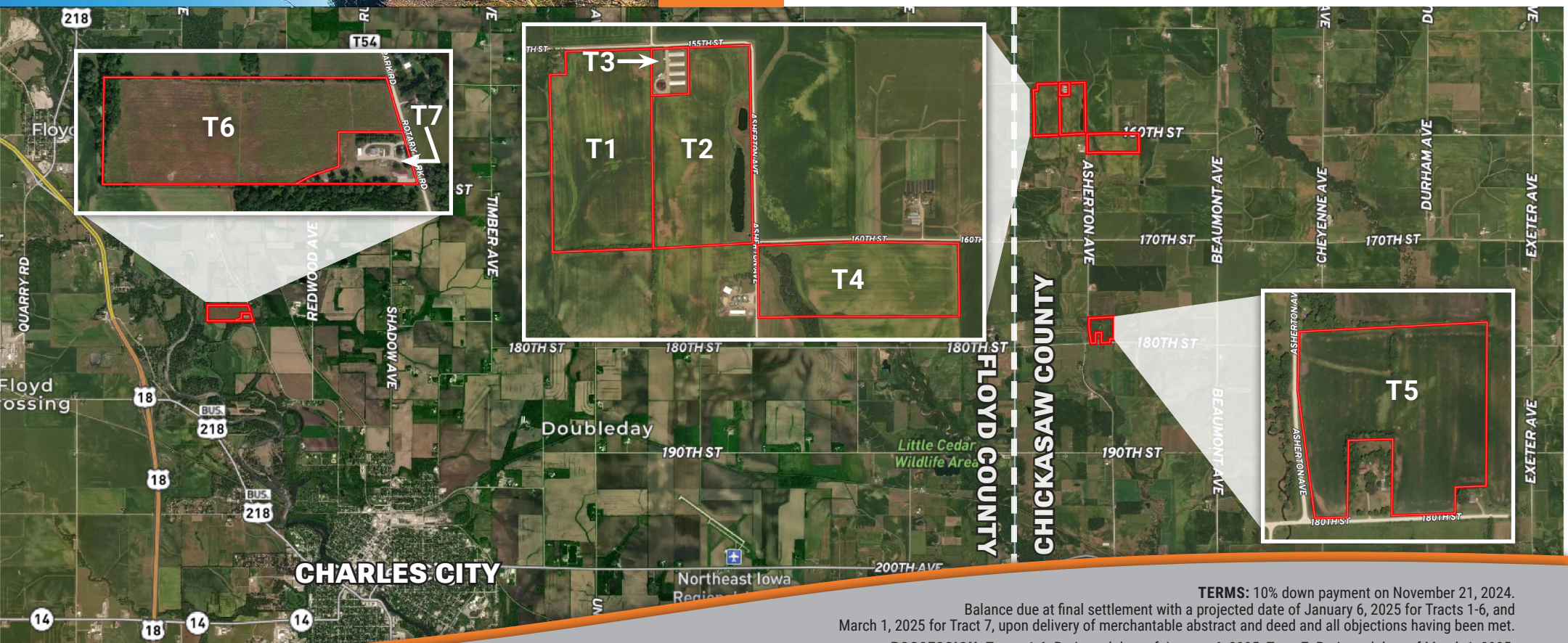


Charles City, Iowa

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



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TERMS: 10% down payment on November 21, 2024.

Balance due at final settlement with a projected date of January 6, 2025 for Tracts 1-6, and March 1, 2025 for Tract 7, upon delivery of merchantable abstract and deed and all objections having been met.

POSSESSION: Tracts 1-6: Projected date of January 6, 2025. Tract 7: Projected date of March 1, 2025.

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 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.
- Upon signing of contracts & down payment received, the Seller will give fall tillage rights on the day of the auction.
- Land is selling free and clear for the 2025 farming season.
- 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.
- Tracts 1, 2, 4 & 5 will be sold by the acre with Chickasaw County Assessor's Beacon Lot Area Acres being the multiplier used for each tract to determine the total bid amount.
- Tracts 3 will be sold lump sum price.
- Tract 6 is selling subject to a final survey of Tract 7. The surveyed acres of Tract 7 will be deducted from the Assessor's Beacon Lot Area Acres to arrive at Tract 6 acres. In the event the final survey of the Tract 7 is not completed by auction day or if the recorded survey is different than the announced acres, adjustments to the final contract price will be made accordingly at final settlement/closing only on Tract 6.
- Tract 7 will be sold lump sum price and will be surveyed by a licensed surveyor at Seller's expense. In the event the final survey of Tract 7 is not completed by auction day or if the recorded survey is different than the announced acres, no adjustments to the final contract price will be made, as Tract 7 is being sold lump sum price.
- Seller shall not be obligated to furnish a survey on Tracts 1, 2, 3, 4, 5 & 6.
- 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 7, Seller shall bear the responsibility and expense to have the septic system pumped & inspected, prior to closing, as required by the Iowa DNR. It shall also be the Seller's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with County & Iowa Laws & regulations. Prior to closing, the Seller shall acquire the proper paperwork required by the Floyd County Sanitarian for the septic system.
- 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 or published the day of auction take precedence over advertising.