

# Washington County, Iowa LAND AUCTION & Acreage

TIMED ONLINE

## Brighton, Iowa

Bidding Opens: Tuesday, June 4

CLOSES: TUESDAY, JUNE 11 | 10AM CDT 2024

# 390± acres - 5 tracts

Tracts 1, 2 & 5 are located 1.8 miles west of Brighton on Highway 1 & 78 to 1436 & 1440 Highway 1 & 78. Tracts 3 & 4 are located 2.25 miles west of Brighton on Highway 1 & 78, then south on Elm Ave.

Please note there is road construction west of Brighton on Highway 1 & 78. Local traffic only, which means driveway access to land & homes will be available, with sections of the road having limited access.

**AUCTIONEER'S NOTE:** Ralph "Dubs" Dickinson dedicated his lifetime to farming. Alongside his devoted wife Kathryn, they cultivated & built an Iowa farmland legacy. Steffes Group is privileged to present their cherished heritage through this timed online auction. Explore diverse tracts of land, ranging from productive row crop fields to sprawling pastures and appealing acreages. Seize this exceptional chance to add to your own farmland legacy!

## Buyer Receives 2nd Half Cash Rent!

**TRACT 1 - 76.5± ACRES WITH 1 1/2 STORY HOME, BUILDINGS & POND**  
Subject to final survey | 1436 Highway 1 & 78, Brighton, Iowa

- FSA indicates: 68.57 NHEL cropland acres of which 67.59 acres are in row crop production.
- Corn Suitability Rating 2 is 83.1 on the cropland acres.
- Located in Section 26, Clay Township, Washington County, Iowa.
- This tract has pattern tile. View website for maps.
- The 3 bedroom, 1 bath home has 1,554 sq.ft. of total living space and was built in 1910.
- Main level features a living room with open staircase, a kitchen with adjoining dining/family room, small office/den and a full bathroom.
- 3 season sunroom adjacent to the living room.
- Mud room adjacent to the kitchen with washer & dryer.
- 3 bedrooms are located upstairs.
- Basement with high efficient gas furnace & central air.
- The home has natural woodwork throughout, replacement windows, rural water & a well.
- Several useable buildings include: 24'x24' garage, 50'x110'x16' machine shed, 50'x96'x16' machine shed, 20x80' barn, 20'x24' shed with 16'x20' addition, 28'x46' barn & a 22'x34' barn.

Included: Refrigerator, Stove, Dishwasher, Washer, Dryer, Chest freezer, Refrigerator in basement (condition unknown), Any remaining LP in the LP tank on the day of final settlement/closing, Cattle head gate, Any items present on the day of final settlement/closing.

Not included: LP tank is leased, Tenant's farm equipment.

Tax Parcels: 1326300002, Part 1326300004 = \$4,445.00 Approx. Net

**TRACT 2 - 79± ACRES**

Subject to final survey

- FSA indicates: 66.25 NHEL cropland acres.
- Corn Suitability Rating 2 is 84.9 on the cropland acres.
- This tract has terrace & tile. View website for maps.
- Balance of land being pasture with a 30'x44' barn and a well.
- Property has an electric meter.
- Located in Section 35, Clay Township, Washington County, Iowa.

Tax Parcels: 1335100002, 1335100004, 1335100005 = \$2,904.00 Net

**TRACT 3 - 103± ACRES**

Subject to final survey

- FSA indicates: 101.14 cropland acres of which 100.63 HEL cropland acres are in row crop production and 0.51 NHEL cropland acres are in grass.
- Corn Suitability Rating 2 is 81.4 on the cropland acres.
- This tract has pattern tile & terraces. View website for maps.
- Located in Section 34, Clay Township, Washington County, Iowa.

Tax Parcels: 1334400001, 1334400002, Part 1334200003, Part 1334200004 = \$3,088.00 Approx. Net



Open House:  
Tuesday, May 28  
from 10-11am

**TRACT 4 - 129.5± ACRES**

Subject to final survey

- FSA indicates: 80.02 HEL cropland acres of which 67.78 acres are in row crop production, 11.37 acres are in pasture, .87 are non crop production.
- Corn Suitability Rating 2 is 68.6 on the row crop production acres.
- This tract has pattern tile & terraces. View website for maps.
- Balance being pasture, pond, grain bins & barns.
- Grain bins: (2) 10,982 bu., 16,557 bu. with dryer, 11,144 bu. with dryer
- Concrete silos: 8,078 bu. & 7,271 bu.
- Buildings: 56'x40' barn, 28'x80' barn with 17'x80' lean to
- Property has a pond, well and electric meter.
- Located in Section 34, Clay Township, Washington County, Iowa.

Included: Concrete fence line bunks, Fuel barrel, Poles, Sweep augers, Any items present on the day of final settlement/closing.

Not included: Tenant's farm equipment.

Tax Parcels: 1334200001, 1334200002, Part 1334200003, Part 1334200004 = \$3,972.00 Approx. Net

**TRACT 5 - 2± ACRES WITH BRICK RANCH HOME**

Subject to final survey | Address: 1440 Highway 1 & 78, Brighton, Iowa

- The 3 bedroom, 2 bath home has 1,344 sq.ft. of living space on the main level and was built in 1976.
- Main level offers a large living room with corner fireplace, a spacious kitchen with adjoining dining area, 2 bedrooms and a full bathroom.
- Finished basement with a large family room with fireplace, daylight windows, bedroom (non-conforming due to window height) and a ¾ bathroom.
- Other amenities include: Lennox high efficient gas furnace, Central air, Radon mitigation system, Attached 2 car garage, and a well.

Included: Stove, Dishwasher, Bookcase shelving in living room, Chest freezer, Water softener, LP tank, Any remaining LP in the LP tank on the day of final settlement/closing, Any items present on the day of final settlement/closing.

Not included: Personal Property

Tax Parcel: Part 1326300004 = \$2,057.00 Approx. Net

scan for auction details!

**KATHRYN ANN DICKINSON ESTATE AND THE LATE RALPH "DUBS" DICKINSON**

Kaye Stewart & Laura Kohnert - Co-Executors | Craig A. Davis of Washington Law Office, LLP - Closing Attorney

Contact Steffes Group Representative Lynn Richard, 319.931.9090



SteffesGroup.com | 319.385.2000

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



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

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PRESORTED  
STANDARD  
US POSTAGE  
PAID  
Permit #472  
BRAINERD, MN



**TERMS:** 10% down payment on June 11, 2024. Balance due at final settlement with a projected date of July 26, 2024, upon delivery of merchantable abstract and deed and all objections having been met.  
**POSSESSION:** Projected date of July 26, 2024, subject to tenant's rights on the tillable land, pasture land, outbuildings & grain bins. Tracts 1, 2, 4 & 5 - Pasture land possession date will be November 1, 2024.  
 Tracts 1-4 - Tillable land possession date will be March 1, 2025. Tract 1 - East machine shed possession date will be March 1, 2025. Tract 4 - Buildings & Grain bin possession date will be 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 will have a \$1,000 buyer's premium per Tract. This means a buyer's premium in the amount of \$1,000 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 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.
- Tracts 1-4 are selling subject to tenant's rights on the tillable land for the 2024 farming season. Buyer will receive the second half cash rent payment as a credit at final settlement/closing as follows (acres figured off the 2019 lease contract acres of 300):
  - Tract 1: \$12,166.20 (Total lease payment: \$360 x 67.59 acres = \$24,332.40)
  - Tract 2: \$11,925.00 (Total lease payment: \$360 x 66.25 acres = \$23,850.00)
  - Tract 3: \$17,935.20 (Total lease payment: \$360 x 99.64 acres = \$35,870.40)
  - Tract 4: \$12,119.40 (Total lease payment: \$360 x 67.33 acres = \$24,238.80)
- Tracts 1, 2, 4 & 5 are selling subject to tenant's rights on the pasture land until November 1, 2024. The rent is \$0.60/head/day (nursing calves are not counted) and is paid monthly. The Buyer(s) of Tracts 1, 2 & 4 will receive pasture rent, if any, from the tenant starting with final settlement/closing date. Tract 5 shall not receive any pasture rent proration.
- It shall be the obligation of the Buyer(s) to serve termination to the tenant of the tillable and pasture land, prior to September 1, 2024, if so desired.
- It shall be the obligation of the Buyer to report to the Washington County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- All Tracts will be surveyed by a licensed surveyor, at Seller's expense. Tracts 1-4 will be sold by the acre with gross surveyed acres being the multiplier used to determine the total bid amount. Tract 5 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 final settlement/closing only on Tracts 1-4, where the gross surveyed acres were used for the multiplier. No adjustments will be made to Tract 5, as it is selling lump sum price.
- This real estate auction is selling subject to final approval of the survey and subdivision requirements of the county.
- 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).
- Tracts 1 & 5, due to this being an Estate, 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 Washington County & Iowa Laws & regulations.
- 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.