

LAND AUCTION

TIMED ONLINE

& Cabin

Van Buren County, Iowa

4 Tracts
245±
 acres
 subject to survey

Bidding Opens: Tuesday, July 30

CLOSES: TUESDAY, AUGUST 6 AT 10AM CDT 2024



T2



T3



T4

Keosauqua, Iowa



T3

T1

Open House:

TUESDAY, JULY 23 FROM 10-11AM

PLEASE NOTE: A Steffes Group representative will be on site at Tract 1 to assist anyone with online bidding on August 6th, starting at 9AM.

Attention deer hunters & outdoor enthusiasts! This auction offers prime hunting land & a cozy cabin in the Villages of Van Buren County, with over \$19,000 in CRP income. Spanning 245± acres, this property is divided into four tracts, with each tract offering unique benefits. Tract 1 has the hunting cabin with a 40'x60' shop & stocked pond. Adjoining Tract 1 is Tract 2 with timber & CRP. Tract 3 offers 2 stocked ponds, 2 machine sheds, along with CRP & timber. Tract 4 has CRP & timber and is located on a hard surface road. View the trail cam pics on our website as a 220, (7) 170 plus and a 190 triple have been harvested from these farms. Whether you're looking for a hunting retreat or a peaceful outdoor escape, these properties provide the perfect setting. Don't miss the chance to own a piece of this outdoor paradise!

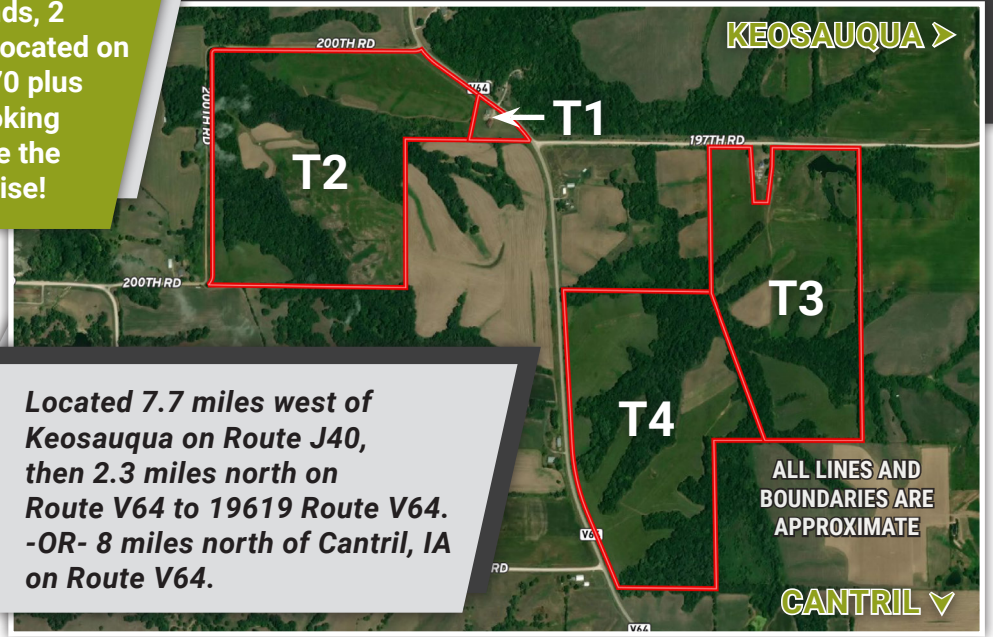
TRACT 1: Cabin with 40'x60' Building & Stocked Pond on 2.5± Acres

- This wonderful 40'x48' barn has been converted into a hunter's cabin with modern amenities.
- Enjoy your morning coffee under the covered patio over looking the timberline.
- Cooking will be a delight as the kitchen features a center island bar with a built in stove top, refrigerator, microwave, double oven, woodburning fireplace & corner breakfast nook with live edge wood table.
- Enjoy the large gathering friendship area with wood burning stove.
- The main level also features a private bedroom, ¾ bathroom, foyer with counter & sink, refrigerator, small refrigerator & chest freezer. Along with a laundry/utility room with washer & dryer, open sleeping area & storage area.
- The upstairs is multi level with a recreational room with a hay loft hay bale rail deer antler chandelier, ½ bath, open bedroom, non conforming sleeping area and mini split AC & heating unit.
- The cabin is spray foam insulated with an Amana high efficient gas furnace, central air, Rinnai tankless water heater and rural water.
- Store your equipment & UTV's in the 40'x60' pole building which was built in 2014. The building offers LED lighting, concrete floors, steel lined ceiling, in floor water hydrant & electric hoist for hanging deer. Doors: 19'x11' sliding doors & 10'x80" overhead door.
- Go fishing by the pond stocked with largemouth bass and bluegill.
- All situated on approx. 2.5 acres on a hard surface road.
- Tax Parcel: Part of 000140523400120 = \$146.00 Approx. Net

Included: (3) Refrigerators, Double oven, Live edge breakfast nook wood table, Washer, Dryer, Chest freezer, Hay bale rail antler chandelier, Electric hoist, Cargo box, Any items present on the day of final settlement/closing. **Not included:** Klunder sign, LP tank is leased from B&B, Metal work benches, All personal property & farm equipment.

TRACT 2: 93± Acres

- FSA indicates: 50.10 cropland acres all of which are in CRP as follows: 50.10 acres X \$142.00 = \$7,114.00 and expires on 9-30-2030.
 - Corn Suitability Rating 2 is 39.1 on the cropland acres.
 - Balance of land being timber.
 - Located in Section 23, Chequest Township, Van Buren County, Iowa.
 - Tax Parcels: Part 000140523400120, 000140523300200, 000140523300120, 000140523300310, 000140523300400 = \$960.00 Approx. Net
- Included:** Hunting blind.



Located 7.7 miles west of Keosauqua on Route J40, then 2.3 miles north on Route V64 to 19619 Route V64. -OR- 8 miles north of Cantril, IA on Route V64.

ALL LINES AND BOUNDARIES ARE APPROXIMATE

TRACT 3: 71± Acres with 2 Stocked Ponds & 2 Buildings

- FSA indicates: 38.34 cropland acres of which 35.95 acres are in CRP as follows: 35.95 acres X \$157.08 = \$5,647.00 and expires on 9-30-2024.
 - Corn Suitability Rating 2 is 29.4 on the cropland acres.
 - Buildings include: 25'x46' pole building, 16'x38' shed w/ 16'x16' addition.
 - Balance of land being timber & 2 stocked ponds with largemouth bass, crappie, catfish & bluegill.
 - Located in Sections 24 & 25, Chequest Township, Van Buren County, Iowa.
 - Tax Parcels: 000140524300330, Part 000140525100100 = \$586.00 Approx. Net
- Included:** Hunting blind. **Not included:** Farm equipment.

TRACT 4: 79± Acres

- FSA indicates: 43.97 cropland acres of which 41.83 acres are in CRP as follows: 41.83 acres X \$157.08 = \$6,571.00 and expires on 9-30-2024.
 - Corn Suitability Rating 2 is 29.4 on the cropland acres.
 - Balance of land being timber.
 - Located on a hard surface road.
 - Located in Sections 25 & 26, Chequest Township, Van Buren County, Iowa.
 - Tax Parcels: 000140526200200, Part 000140525100100, 000140526200400 = \$456.00 Approx. Net
- Included:** Hunting blind.



BROOK J. & KRISTINE L. KLUNDER
 Eric W. Johnson – Closing Attorney for Sellers
 Contact Steffes Group Representative Mason Holvoet, 319.470.7372



SteffesGroup.com | 319.385.2000
 Steffes Group, Inc., 2245 E Bluegrass Rd., Mt. Pleasant, IA 52641



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

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2245 E Bluegrass Rd.,
Mt. Pleasant, IA 52641



RESORTED
STANDARD
US POSTAGE
PAID
Permit #472
BRAINERD, MN



A Steffes Group representative will be on site at Tract 1 to assist anyone with online bidding on August 6th, starting at 9AM.

Terms: 10% down payment on August 6, 2024. Balance due at final settlement with a projected date of September 20, 2024, upon delivery of merchantable abstract and deed and all objections having been met.
Possession: Projected date of September 20, 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 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 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 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 free and clear of hunting rights.
- It shall be the obligation of the Buyer to report to the Van Buren 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.
- 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.
- All Tracts will be surveyed by a licensed surveyor, at Seller's expense. Tract 1 will be sold lump sum price. Tracts 2-4 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 only on Tracts 2-4, where the gross surveyed acres were used for the multiplier. No adjustments will be made to Tract 1, 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).
- Buyer of Tract 1 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 Buyer's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with Van Buren County & Iowa Laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the Van Buren 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 the day of sale take precedence over advertising.