Timed Online – FREMONT COUNTY IOWA LAND AUCTION

Hamburg, Iowa  
Land is located approx.. 0.5 miles south of Hamburg on Main Street/Highway V.

**Bidding Opens:** Wednesday, October 30th

**Bidding Closes:** Wednesday, November 6, 2024 at 1PM

**104.6 Surveyed Acres – Sells in 2 Tracts**

**93.6 CSR2!**

**Selling Free and Clear for the 2025 Farming Season**

**Auctioneer’s Note:**  Let the CSR2 ratings speak for themselves! This farmland boasts impressive CSR2 ratings of 93.6 and 90, respectively. Conveniently located just south of Hamburg and offering visibility from Interstate 29.

**Tract 1 – 100.01 Surveyed Acres**

* FSA indicates: 95.60 NHEL cropland acres.
* Corn Suitability Rating 2 is 93.6 on the cropland acres.
* Located in Sections 27, 28, 33 & 34, Washington Township, Fremont County, Iowa.
* Tax Parcels: 310310636000000, 310310646000000, 310310685000000, Part of 310310690000000, Part of 310310613000000 = $4,253.00 Net Approx. 2024-2025 Drainage assessment: $651.96 Approx.

**Tract 2 – 4.50 Surveyed Acres**

* FSA indicates: 5.01 NHEL cropland acres.
* Corn Suitability Rating 2 is 90 on the cropland acres.
* Located in Sections 27 & 34, Washington Township, Fremont County, Iowa.
* Tax Parcels: Part of 310310690000000, Part of 310310613000000 =   
  $199.00 Net Approx.  
  2024-2025 Drainage assessment: $27.09 Approx.

**Terms:** 10% down payment on November 6, 2024. Balance due at final settlement with a projected date of December 20, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

**Possession:** Projected date of December 20, 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 real estate auction will have a 5% buyer’s premium. This means the 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 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, 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 Fremont 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 have been 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. Tract 1 multiplier will be 100.01. Tract 2 multiplier will be 4.50. 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).
* 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 sale take precedence over advertising.

Seller: Katherine McBride Trust

U.S. Bank, Scott Starkweather, Trustee  
Corey Lorenzen of Lorenzen Law Firm, P.C. - Closing Attorney

For more information contact Duane Norton of Steffes Group at 319.385.2000 or 515.450.7778

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