

# LAND AUCTION

*Benton County, Iowa*

TIMED ONLINE

Opens: Wednesday, September 5

CLOSES: WEDNESDAY, SEPTEMBER 13 | 10AM  
CDT 2023

148±  
*Acres, Two Tracts*

*Mt. Auburn, Iowa*



T1



T2



T1



T2

2 miles north of Mt. Auburn on 20th Avenue Drive, then 0.2 miles east on 50th Street Drive.

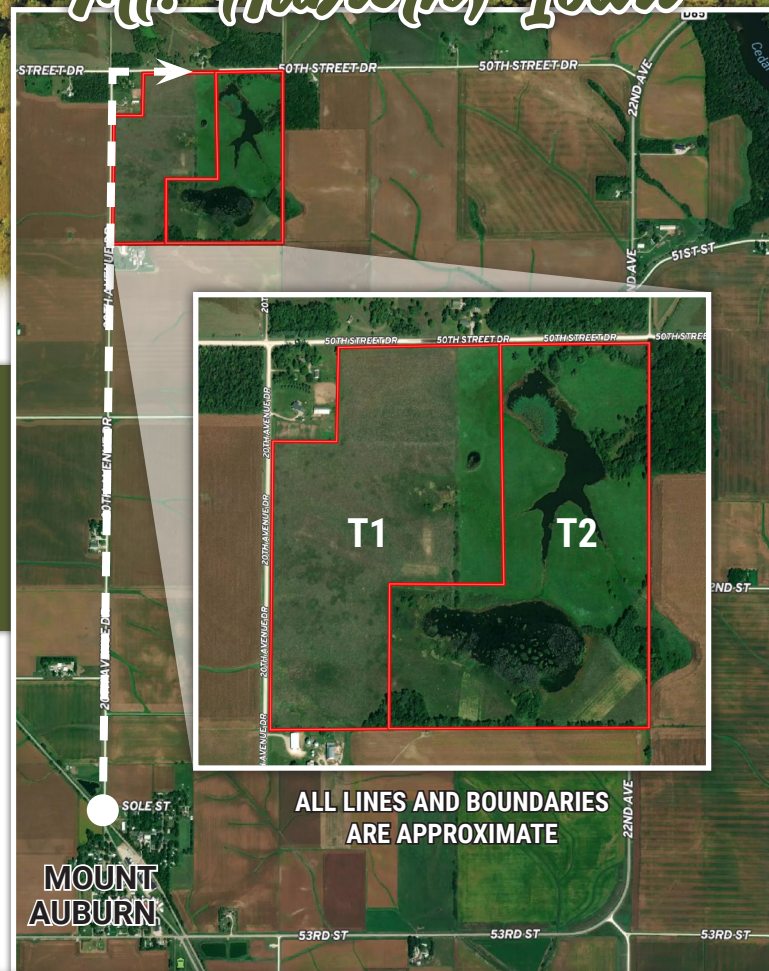
**Auctioneer's Note:** Looking for tillable row crop land or a recreational piece of land? Look no further than this remarkable Benton County, Iowa land auction! Tract 1 features 71± acres of row crop & hay production land, complete with recently installed pattern tile for enhanced productivity. Tract 2 is a captivating haven, spanning 77± acres, adorned with two picturesque ponds and lush hay ground. Don't miss out on this extraordinary opportunity to acquire the best of both worlds!

## TRACT 1 - 71± ACRES (subject to survey)

Approx. 69± acres currently in row crop & hay/pasture ground.  
Corn Suitability Rating 2 is 57.3.  
Recently installed pattern tile. View tile map online.  
Located in Section 2, Cedar Township, Benton County, Iowa.

## TRACT 2 - 77± ACRES (subject to survey)

Approx. 38± acres currently used as hay/pasture ground.  
Corn Suitability Rating 2 is 65.9.  
Located in Section 2, Cedar Township, Benton County, Iowa.



**Terms:** 10% down payment on September 13, 2023. Balance due at final settlement/closing with a projected date of October 27, 2023, upon delivery of merchantable abstract and deed and all objections have been met. **Landlord's Possession:** Projected date of October 27, 2023 (Subject to tenant's rights on tillable and hay ground).  
**Real Estate Taxes:** To be prorated to date of possession on the basis of the last available tax statement. The seller shall pay any unpaid real estate taxes payable in prior years.  
**Taxes on entire Parcel 39016200 = Net \$4,118.00 - Tract 1: \$1,975.53 Approx. | Tract 2: \$2,142.47 Approx.**

### 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 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 give the tenant termination prior to September 1st. Therefore, the land will sell free and clear for the 2024 farming season.
- It shall be the obligation of the Buyer(s) to report to the Benton County FSA office and show the filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. An AD-1026 would need to be filed for Field 38 (currently hay/pasture ground), in order for a HEL determination to be completed. D. Final tillable acres to be determined by the FSA office.
- Both tracts will be surveyed by a licensed surveyor, at Seller's expense. Tracts 1 & 2 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 on Tracts 1 & 2.

- This real estate auction is selling subject to final approval of the survey and subdivision requirements of the city & 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).
- This auction sale is not contingent upon the 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 on the day of sale take precedence over advertising.



**BUCH FAMILY FARMS, LLC - RONALD & CAROLYN BUCH**  
Closing Attorney for Seller - *Jennifer L. Zahradnik of Kollmorgen, Schlue & Zahradnik, P.C.*  
For information contact Tracy Coffland of Steffes Group, 319.385.2000 or 319.350.5003  
Tracy Coffland - Iowa Real Estate Salesperson S70695000



**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.

