

Des Moines County, Iowa

LAND AUCTION

TIMED ONLINE

65 YEARS

Built on Trust.

Opening: Tuesday, May 13

CLOSING: TUESDAY, MAY 20 | 1PM CDT 2025

2 Tracts
309±
Acres

Mediapolis, Iowa

Land located 3.5 miles west of Mediapolis on Mediapolis Road, then 0.25 miles south on 160th Ave.



Let the CSR2 ratings speak for themselves!
Boasting 79.1 and 78.5 respectively are these two tracts of farmland located near Mediapolis, Iowa. Don't miss this opportunity to purchase quality farmland at your price.

TRACT 1: 149.5± ACRES subject to final survey

- FSA indicates: 135.07 cropland acres.
- Corn Suitability Rating 2 is 79.1 on the cropland acres.
- This tract has terraces & tile. View available maps online.
- Section 31, Yellow Springs Township, Des Moines County, Iowa.
- Tax Parcels: 02-31-100-008, 02-31-200-001, 02-31-200-002, 02-31-200-006, Part 02-31-100-011, Part 02-31-200-005 = \$4,811.00 Net Approx.

TRACT 2: 160± ACRES subject to final survey

- FSA indicates: 133.92 cropland acres.
- Corn Suitability Rating 2 is 78.5 on the cropland acres.
- This tract has terraces & tile. View available maps online.
- This tract has a pond.
- Section 31, Yellow Springs Township, Des Moines County, Iowa.
- Tax Parcels: 02-31-200-012, 02-31-300-002, 02-31-400-008, 02-31-400-005, Part 02-31-100-011, Part 02-31-200-005 = \$5,395.00 Net Approx.

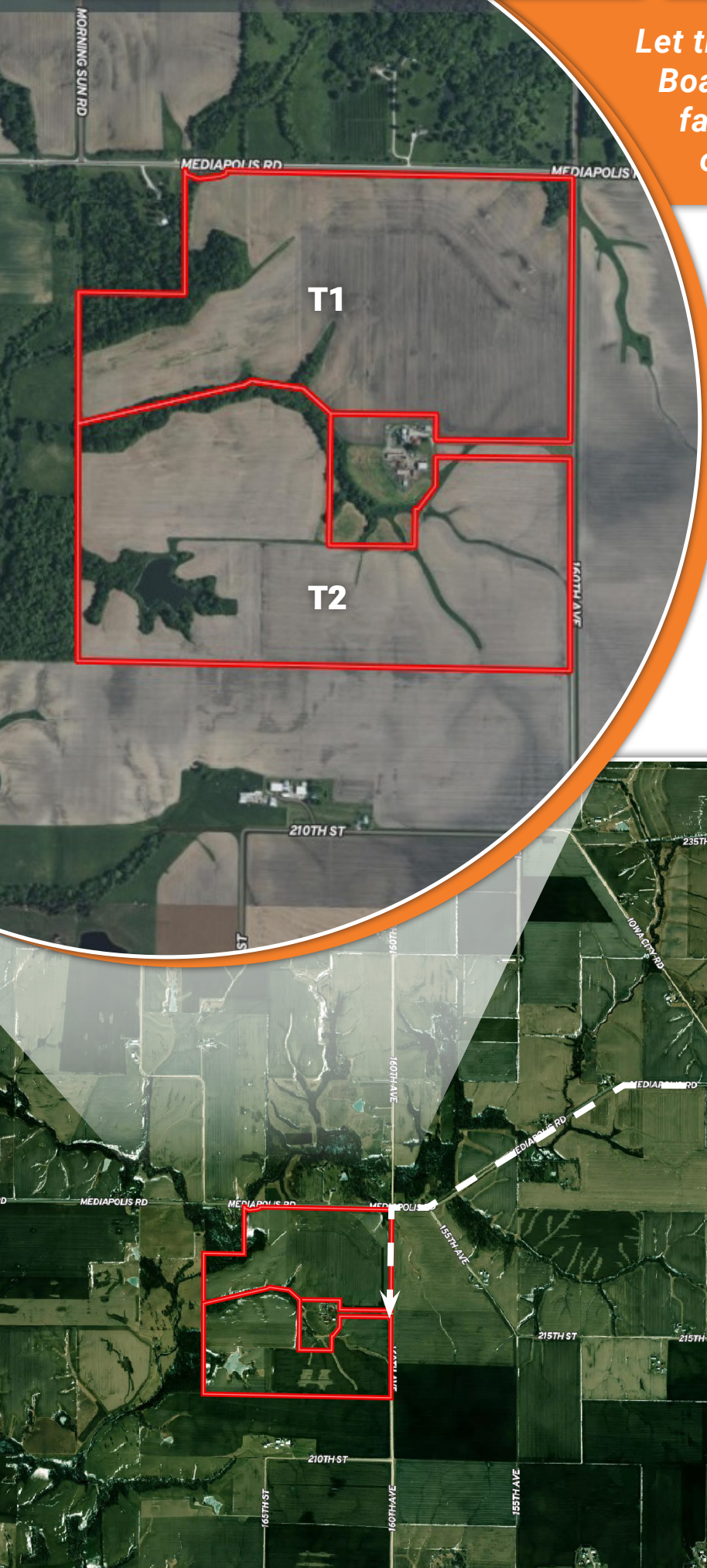
Terms: 10% down payment due on May 20, 2025. Balance due at final settlement/closing with a projected date of July 7, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Landlord's Possession: Projected date of July 7, 2025. (Subject to tenant's rights on the tillable land for the 2025-2026 farming season, full possession March 1, 2026).

Real Estate Taxes: To be prorated to date of landlord's 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.
- Land is selling subject to tenant's rights on the tillable land for the 2025-2026 farming season (March 1, 2025 - February 28, 2026). Seller will retain 100% of the cash rent due in 2025.
- It shall be the Buyer's responsibility to give the tenant notice of termination of the farm tenancy & manure agreement prior to September 1, 2025, if so desired.
- If the tenant is served termination and does not continue to farm the land in 2026, the Seller shall reimburse the tenant for the remaining prorated share of lime applied fall of 2024.
- 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. Final tillable acres to be determined by the FSA office, as tract lines may overlap field lines.
- Both Tracts will be 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. 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.
- This real estate auction is selling subject to final approval of the survey and subdivision requirements of the county, if required.
- 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, appraisal(s), 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 and paid to Seller.
- The Buyer shall be responsible for any fencing in accordance with state law.
- The Buyer shall be responsible for installing their 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, easements, rights-of-way, ordinances, resolutions, leases, and mineral reservations, 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. Bidder acknowledges they are representing themselves in this real estate transaction.
- Any announcements published or made the day of auction take precedence over advertising.



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Scan to register to Bid!



STEFFES REPRESENTATIVE
MASON HOLVOET,
(319) 470-7372
Iowa Real Estate Salesperson S69890000



MASSNER FARMS CORP.

Roger A. Huddle of Weaver & Huddle – Closing Attorney

SteffesGroup.com | (319) 385-2000

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

