

LAND AUCTION

Floyd County, Iowa

TIMED ONLINE

318± Acres - Two Tracts

Opening: Wednesday, November 6

CLOSING: WEDNESDAY, NOVEMBER 13 | 10AM CST 2024

Selling Free & Clear for 2025 Farming Season!

Land is located 1.4 miles east of Charles City, Iowa on Highway 18, then 2.1 miles north on Underwood Ave., then 1.8 miles east on 180th St./Cleveland Ave.

Charles City, Iowa

Not very often do you have the chance to buy a half section of land in Iowa! The Corn Suitability Rating 2 are outstanding with 80.5 and 76, respectively. This land is being offered in quarter sections and is selling free and clear for the 2025 farming season.

INFORMATION ON ENTIRE FARM:

- FSA indicates: 317.39 cropland acres.
- Corn Suitability Rating 2 is 78.3 on the cropland acres.

TRACT 1 - 159.28± ACRES

- Approx. 159.46 tillable acres.
- Corn Suitability Rating 2 is 80.5 on the tillable acres.
- Located in Section 34, Niles Township, Floyd County, Iowa.
- Tax Parcel 08-34-200-001-00 = \$5,084.00 Net

TRACT 2 - 159.26± ACRES

- Approx. 157.69 tillable acres.
- Corn Suitability Rating 2 is 76 on the tillable acres.
- Located in Section 35, Niles Township, Floyd County, Iowa.
- Tax Parcel: 08-35-100-001-00 = \$4,736.00 Net

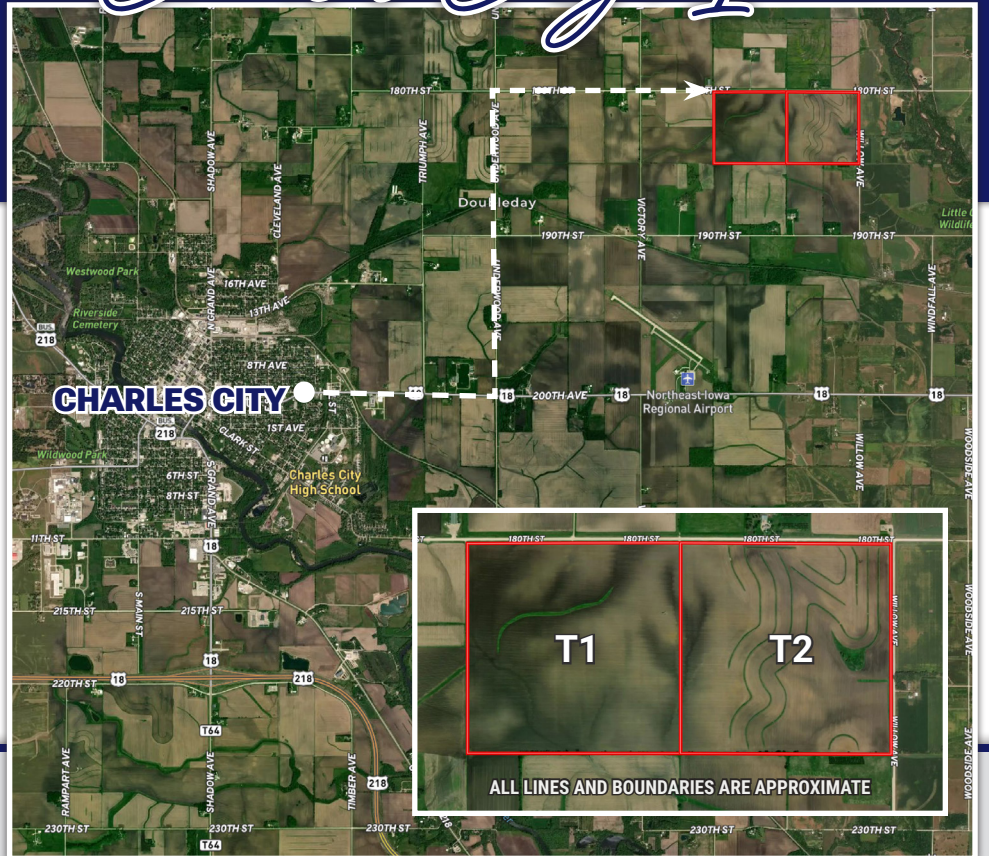
Terms: 10% down payment on November 13, 2024. Balance due at final settlement with a projected date of December 27, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of December 27, 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 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 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.
- Seller has served termination to the tenant, therefore the land will be selling free and clear for the 2025 farming season.
- It shall be the obligation of the Buyer to report to the Floyd 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 FSA field lines overlap Tract lines.
- Tracts will be sold by the acre with the Assessor's acres being the multiplier used to determine the total bid amount for each Tract; Tract 1 = 159.28, Tract 2 = 159.26.
- Seller shall not be obligated to furnish a survey.
- 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 auction take precedence over advertising.



HAROLD A. JONES TRUST & WESLEY P. MALENKE TRUST
Trustee - First Citizens Bank

Trustee - Jeff Hochstein

Closing Attorney
Laird Law Firm



Contact Steffes Group Representatives
Mason Holvoet, (319) 470-7372 or Duane Norton, (515) 450-7778

SteffesGroup.com |(641) 423-1947
Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641

Mason Holvoet - Iowa Real Estate Salesperson S69890000 | Duane Norton - Iowa Real Estate Salesperson S64572000
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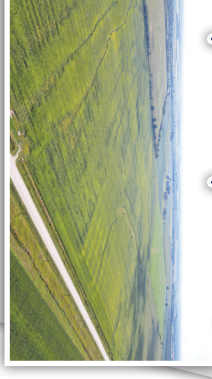
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SteffesGroup.com | (641) 423-1947

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



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2245 E Bluegrass Rd,
Mt. Pleasant, IA 52641



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