

One Tract
127±
Acres

AUCTION

Jasper County, Iowa Land

Live with Online Bidding!

WEDNESDAY, OCTOBER 30 | 10AM CDT 2024

Land is located 2.4 miles west of Sully on Highway F62 E, then 2.7 miles north on Highway T22 S, then 1 mile east on S 68th Ave E, then 0.6 miles north on E 108th St S.

Auction to be held at the Sully Community Center,
318 6th Ave, Sully, Iowa 50251

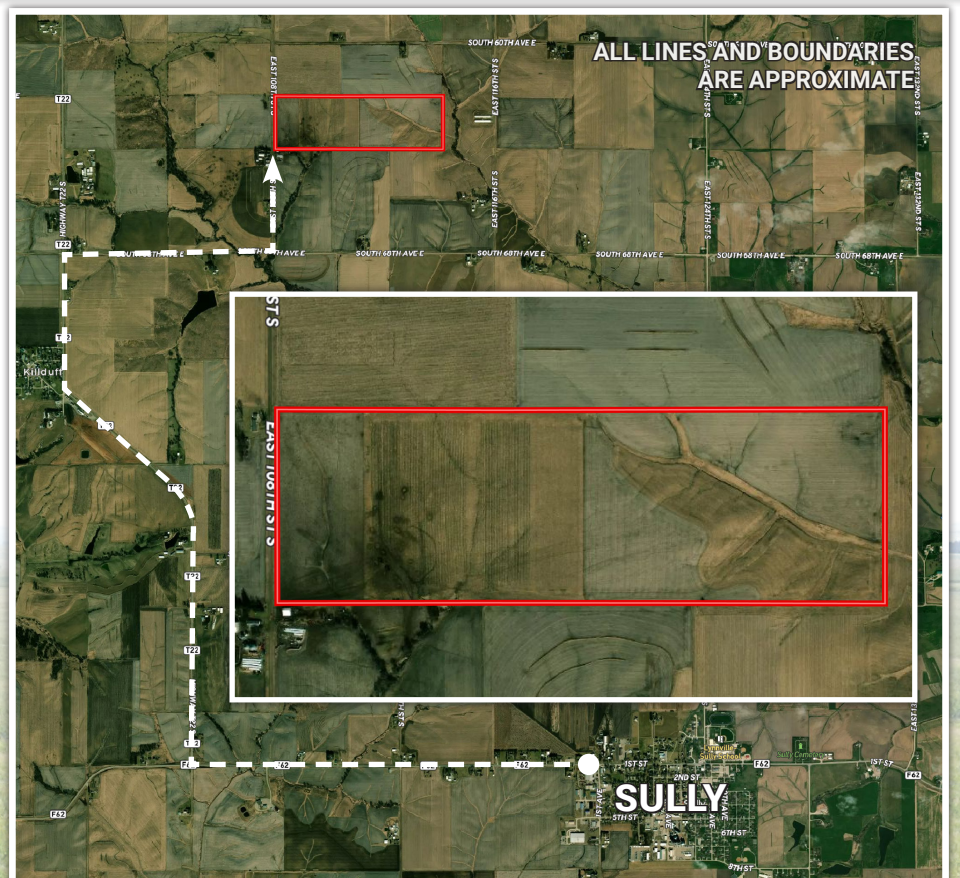
127± ACRES - 1 TRACT

FSA indicates 124.94 cropland acres.

Corn Suitability Rating 2 is 77.4 on the cropland acres.

Located in Section 30, Richland Township, Jasper County, Iowa.

Tax Parcels: 1530100003, 1530100004, 1530200004 = \$4,714.00 Net



Selling Free & Clear for
2025 Farming Season!

TERMS: 10% down payment on October 30, 2024. Balance due at final settlement with a projected date of December 13, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

POSSESSION: Projected date of December 13, 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 auction is a NO BUYER'S PREMIUM OR BUYER FEE auction.
- The 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 Jasper County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- Land will be sold by the acre with the Assessor's acres of 127.32 being the multiplier used to determine the total bid amount.
- Seller shall not be obligated to furnish a survey.
- 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.
- Selling subject to court approval, due to small interest owned by minor children.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made or published the day of the auction take precedence over advertising.

RYKHOEK PARTNERSHIP | Paul D. Hietbrink of Brown Winick Law - Closing Attorney

CONTACT STEFFES GROUP REPRESENTATIVES
Duane Norton, (515) 450-7778 or Mason Holvoet, (319) 470-7372



SteffesGroup.com | (319) 385-2000

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

Duane Norton - Iowa Real Estate Salesperson S64572000 | Mason Holvoet - Iowa Real Estate Salesperson S69890000
Announcements made or published the day of sale take precedence over advertising.

