

# LAND AUCTION

*and Acreage* *Jasper County, Iowa*

244±  
ACRES  
*to be sold in  
5 Tracts*

87  
CSR2!

ALL LINES AND BOUNDARIES ARE APPROXIMATE



*Join us for an Open House!*

Wednesday, January 17 from 11AM-Noon

*Selling Free & Clear for 2024!*

*Live with Online Bidding!* **WEDNESDAY, JANUARY 24 AT 11AM** CST 2024

**Auctioneer's Note:** Join us for this Live auction of Jasper County farmland boasting an impressive 87 CSR2! Land will be offered in 5 tracts, including a country acreage! All 5 tracts are conveniently situated along a hard surface road.

**Auction held at the Baxter Community Room, 203 S Main Street, Baxter, Iowa**

Land is located generally 5 miles east of Baxter on County Highway 17/Iowa Highway 14 to 128 Iowa 14, Newton, Iowa. OR 8.6 miles north of Newton on Highway 14.

### "Selling Choice with the Privilege"

Tracts 1-4 will be selling Choice with the Privilege and will be sold price per gross surveyed acre times the bid price. Whereas the high bidder may choose Tract 1, Tract 2, Tract 3, Tract 4 or any combination of Tracts 1-4, in any order, times their high bid. This will continue until Tracts 1-4 are sold. Once Tracts 1-4 are sold, then Tract 5 will be sold lump sum price. Tracts will not be recombined.

#### **TRACT 1 – 72.58± ACRES**

FSA indicates: 74.39 cropland acres.  
CSR 2 is 87 on the cropland acres.  
Section 22, Malaka Township,  
Jasper County, Iowa.

#### **TRACT 2 – 71.98± ACRES**

FSA indicates: 73.09 cropland acres.  
CSR 2 is 75 on the cropland acres.  
Section 15, Malaka Township,  
Jasper County, Iowa.

#### **TRACT 3 – 72.15± ACRES**

FSA indicates: 57.77 cropland acres.  
CSR 2 is 64.9 on the cropland acres.  
Section 21, Malaka Township,  
Jasper County, Iowa.

#### **TRACT 4 – 24.54± ACRES**

FSA indicates: 22.05 cropland acres.  
CSR 2 is 75 on the cropland acres.  
Section 16, Malaka Township,  
Jasper County, Iowa.

#### **TRACT 5 – FOUR BEDROOM HOME ON 3± ACRES**

128 Iowa Highway 14, Newton, Iowa.

Built in 1904, this 1 ½ story home offers 1,522 sq. ft. of total living space. Updated oak kitchen with built in pantry, refrigerator, stove & dishwasher. Living room, dining room, bedroom & ½ bath on the main level. Upstairs has 3 bedrooms and a full bath. The basement has a laundry area with washer & dryer, Amana high efficient gas furnace & central air.

Property has rural water & 2 wells (condition unknown). Buildings include: 20'x20' detached garage, 40'x60' Quonset shed, 30'x40' machine shed, 54'x72' barn, 18'x32' shed, 6,270 bu. grain bin. Included: Refrigerator, Stove, Dishwasher, Washer, Dryer, Any items present on the day of final settlement. Not included: (2) 1,000 gal LP tanks.

**ROBERT L. BUTLER TRUST | City State Bank – Trustee**

For information contact Steffes Group Representatives

**Duane Norton, 515.450.7778 or Mason Holvoet, 319.470.7372**

Duane Norton - Iowa Real Estate Salesperson S64572000 | Mason Holvoet - Iowa Real Estate Salesperson S69890000



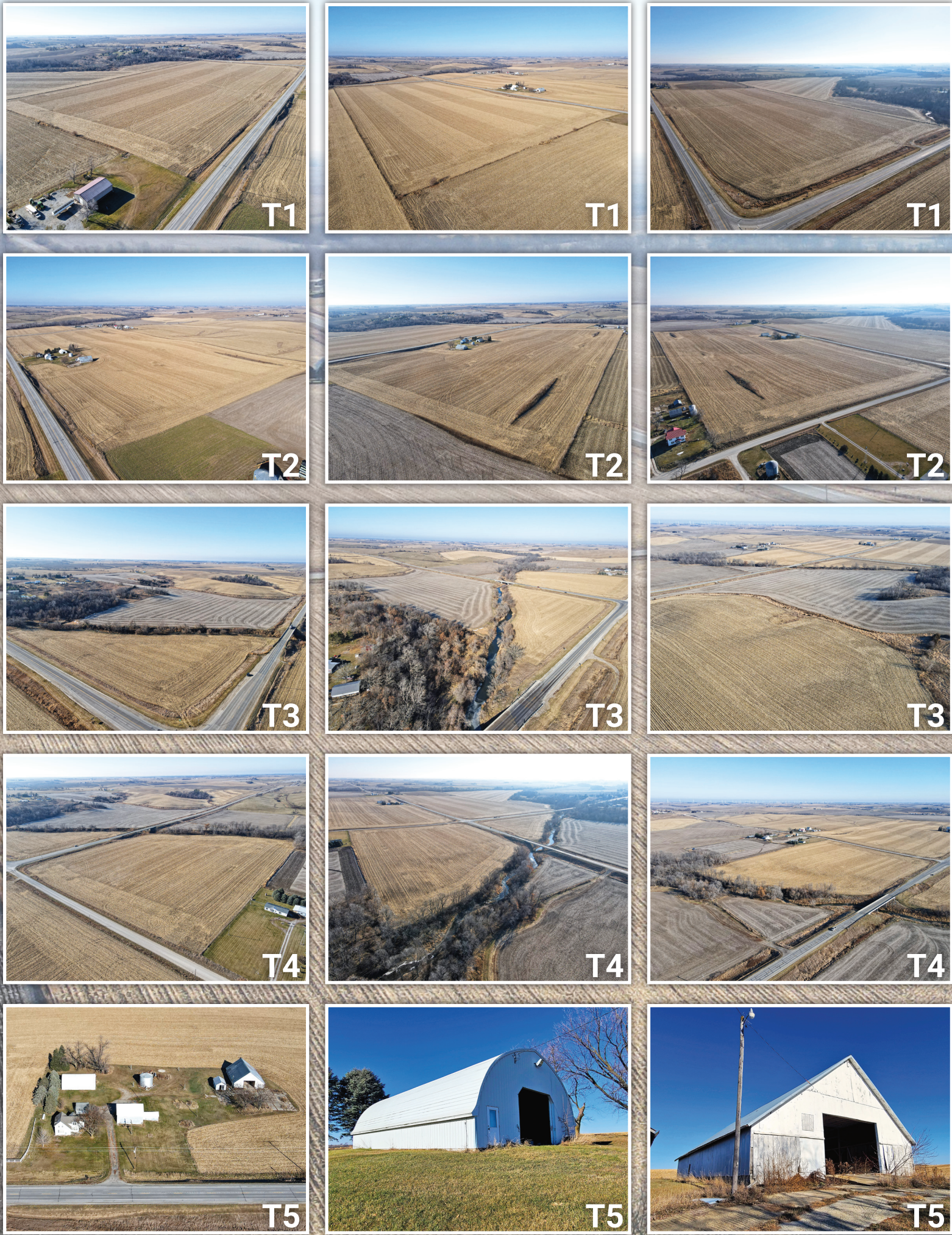
**SteffesGroup.com | 319.385.2000**

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



Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.





# TERMS ON ALL TRACTS

**Terms:** 10% down payment on January 24, 2024. Balance due at final settlement with a projected date of March 8, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

**Possession:** Projected date of March 8, 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.

The following taxes are approximate and will be used to prorate at closing:

Tract 1 - Tax Parcels: 322100001, 322100002 - \$3,396.00 Net

Tract 2 - Tax Parcels: Part 0315300004, 315300003 - \$3,117.00 Approx. Net.

Tract 3 - Tax Parcels: 321226001, 321201001, 0321276032 - \$2,348.00 Net

Tract 4 - Tax Parcel: 316400007 - \$1,030.00 Net

Tract 5 - Tax Parcel: Part 0315300004 - \$1,973.00 Approx. Net

# SPECIAL PROVISIONS ON ALL TRACTS

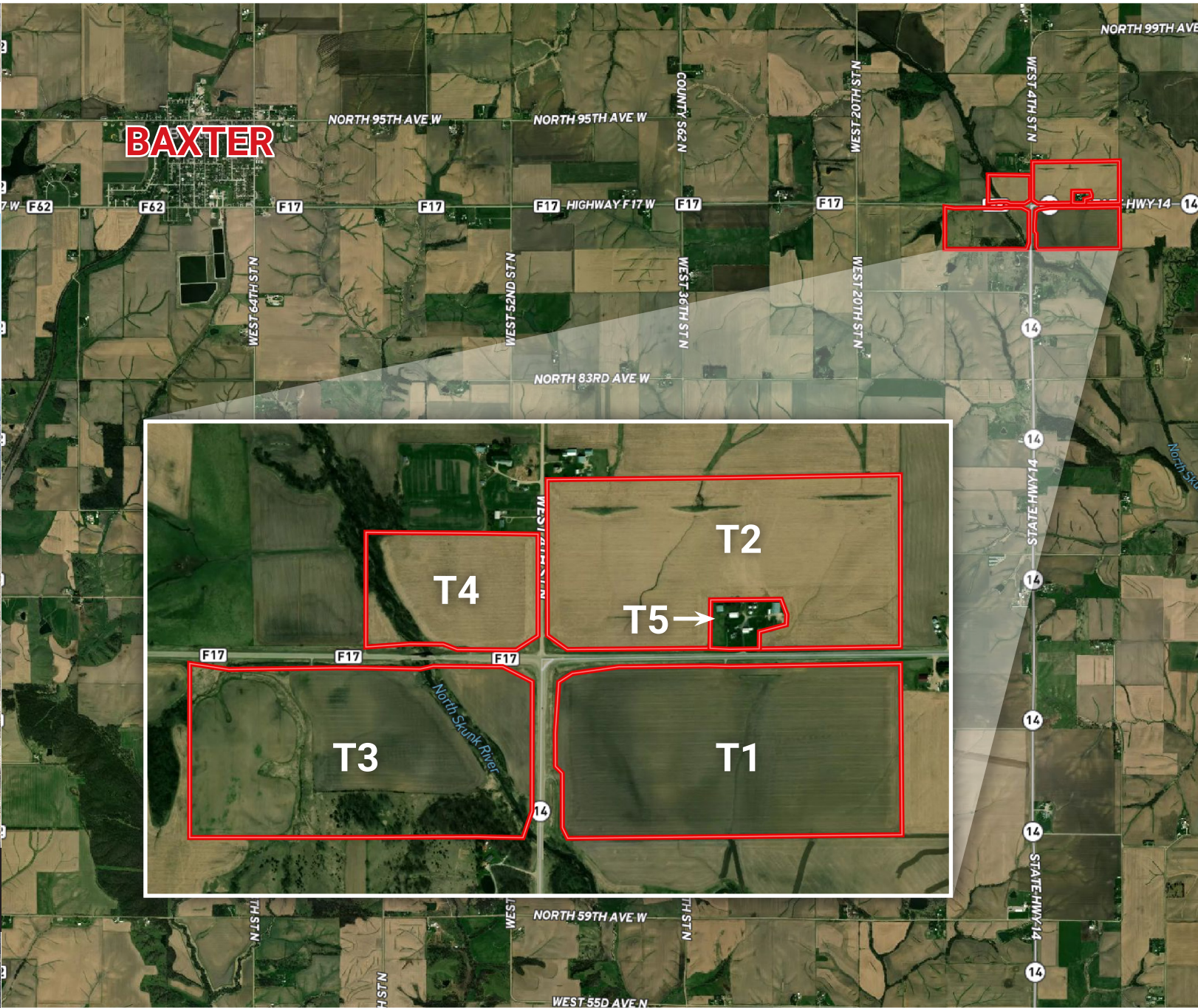
- This real estate auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- The Seller has served termination to the tenant; therefore the land will be selling free and clear for the 2024 farming season.
- 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 shall be determined by the FSA office, as some field lines overlap Tract lines.
- All Tracts will be surveyed by a licensed surveyor, at Seller's expense. Tracts 1-4 will be sold by the acre with gross surveyed acres being the multiplier used to determine the total bid amount. Tract 5 will be sold lump sum price. 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 only on Tracts 1-4, where the gross surveyed acres were used for the multiplier. No adjustments will be made to Tract 5, as it is selling lump sum price.
- 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).
- Due to this being a Trust, the Seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance, or other matters to the septic system will be at the Buyer's expense in accordance with Jasper County & Iowa Laws & regulations.

- 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 Iowa 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 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 the day of sale take precedence over advertising.



*Join us for an Open House on Tract 5!*

Wednesday, January 17 from 11AM-Noon



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



PRESORTED  
STANDARD  
US POSTAGE  
PAID  
Permit #472  
BRAINERD, MN

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