

BUTLER COUNTY LAND

AUCTION

Dumont, Iowa

91.2
CSR2

Selling Free and Clear for the 2020 Farming Season!

THURSDAY, JANUARY 23, 2020 AT 10AM

DUMONT, IOWA - Land is located 4 miles south on Douglas at 250th Street.

Auction to be held at the Dumont Community Library, 602 2nd St., Dumont, IA 50625

131 Acres M/L
(SUBJECT TO FINAL SURVEY)

- Approx. 131 NHEL acres tillable.
- Corn Suitability Rating 2 of 91.2 on the entire tract.
- Located in Section 21 of Madison Township, Butler County, Iowa.

Terms: 10% down payment on January 23, 2020. Balance due at closing with a projected date of March 2, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of March 2, 2020.

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.

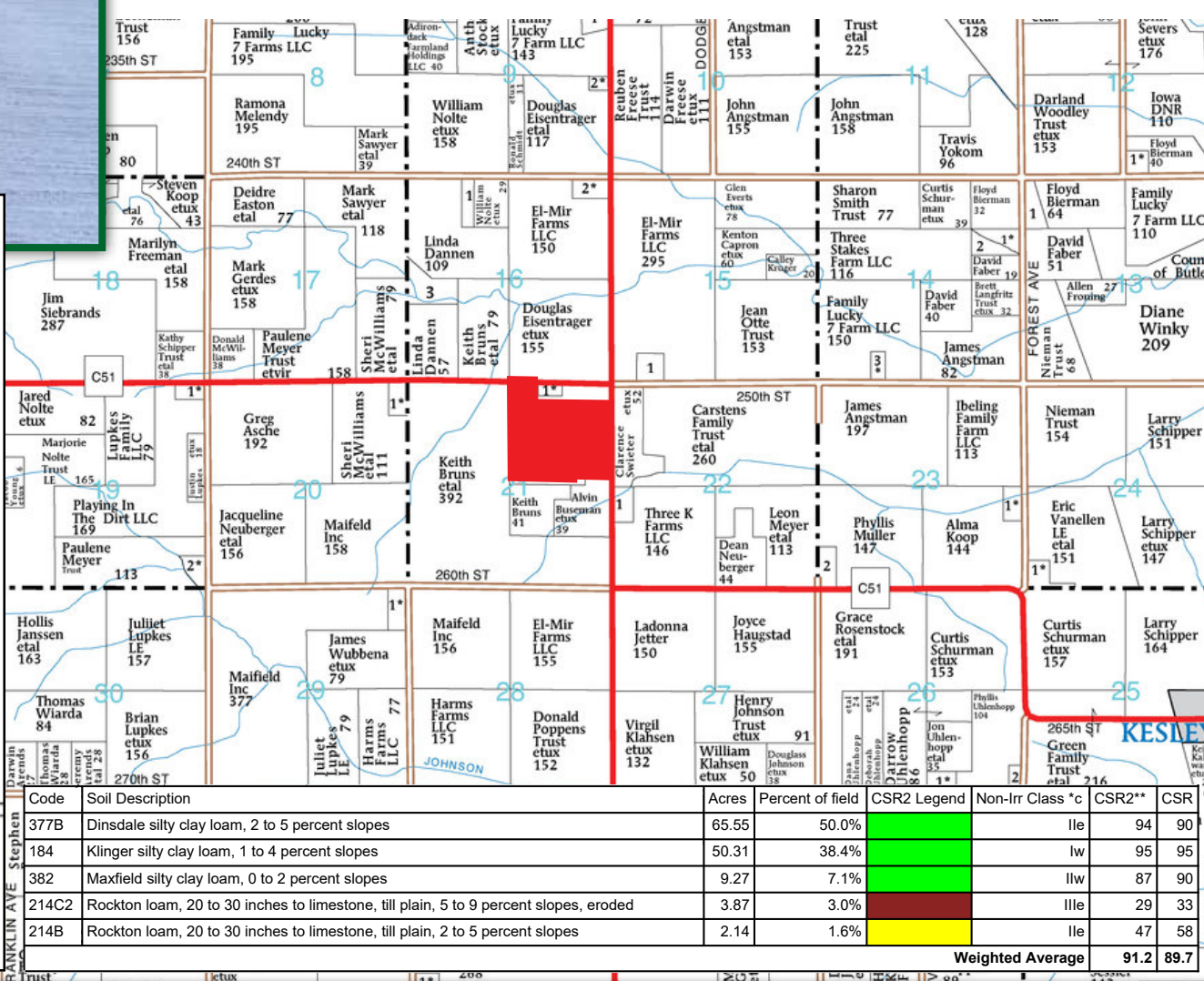
Gross \$4,601.37
Ag Land Cr. \$195.33
Family Farm Cr. (\$136.42)
Net (APPROX) \$4,270.00

Special Provisions:

- The seller has served termination to the tenant on the tillable ground and is selling free and clear for the 2020 farming season.
- At closing the buyer will reimburse the Leslie Buseman Estate the sum of \$1,950.00 for phosphorus applied. 12,802 lbs. were applied on the field in December 2018.
- It shall be the obligation of the buyer to report to the Butler 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 will be determined by the FSA office.
- Land will be surveyed by a licensed surveyor and surveyed acres will be the multiplier. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- Buyer(s) shall cooperate by signing any needed paperwork, at no additional cost to them, in a 1031 exchange if the seller opts to do so.
- The buyer shall be responsible for any fencing in accordance with Iowa 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.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer are 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.



ALL LINES AND BOUNDARIES ARE APPROXIMATE.



NORMAN DALE BUSEMAN FAMILY

Jennifer L. Zahradnik – Attorney for Seller

For information contact Steffes Group, 641.423.1947 or Nate Larson, 641.530.5528, or Duane Norton, 515.450.7778

SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000
Announcements made the day of sale take precedence over advertising.

