

HANCOCK COUNTY LAND AUCTION

Corwith, Iowa



CORWITH, IOWA - Located 4 miles east of Corwith on 160th Street, then 2 miles south on Ford Ave to 1375 Ford Avenue, Corwith, IA.
Auction to be held at the Wesley Community Center, 200 Main Street, Wesley, Iowa

Auctioneer's Note: Looking for a House/Shop combination? Or looking for an opportunity to expand your business or farming operation? Bid your price on this Morton building and grain elevator with a small feedlot with hoop buildings.

Tract #1 – 9,840 sq.ft. Morton Building on 5 Acres M/L

Built in 2015 is a 72'x120' Morton building with concrete floors, 24'x16' overhead door w/ opener, 14'x55' concrete semi dock w/ overhead door and sliding end cap doors. Attached to this building is a ready to be finished 30'x40' area that could be finished as an office or possible home, with concrete floors & insulation, along with a 40'x82' concrete approach. There is a well on the property and water is run to the building but has never been turned on. The property has electric and is situated on 5 acres M/L.

Included: All items present on the day of closing.

Not included: Farm machinery.

Tract #2 – 153,500 bu. Grain Storage & Cattle Lot on 4.80 Surveyed Acres

- 125,000 bu. grain elevator (the elevator has not been used for over 30 years)
- (3) 9,500 bu. (approx..) grain bins
- 56'x220' hoop building with concrete fence line feed bunks
- (2) 36'x40' hoop buildings
- 16'x35' concrete silage bunker
- 10'x34' truck scale with a 511 sq. ft. office.
- Situated on 4.80 surveyed acres.

There is a well on this property. There are easements for the adjoining land owner for access of the grain bins & dryer not included with this tract and located south of the elevator. Copies of the survey are available online.

Included: (2) Bulk bins, Concrete fence line feed bunks, Attached fencing & gates, All items present on the day of closing.

Not included: (2) 250 gal. LP tanks, Grain in grain bins, Grain bin spreaders, Fuel tanks, Farm machinery, Office equipment.

Terms: 10% down payment on February 21, 2020. Balance due at closing with a projected date of April 6, 2020, upon delivery of merchantable deed and all objections have been met.

Possession: Projected date of April 6, 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.

Tract #1 Net Taxes: \$3,762.00 (Approx.)

Tract #2 Net Taxes: \$427.00 (Approx.)

Special Provisions:

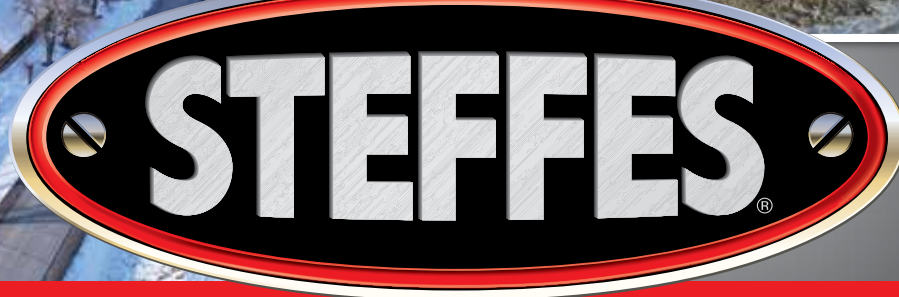
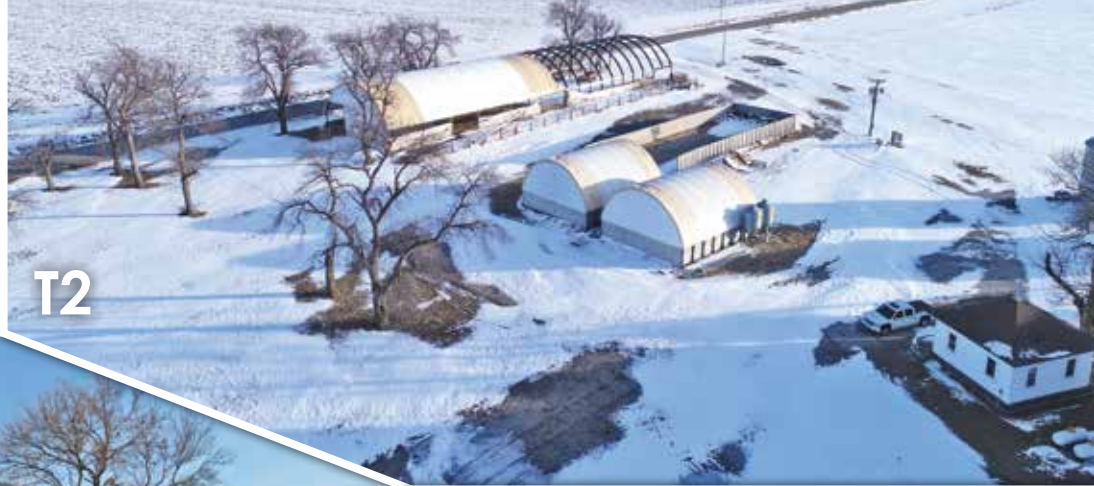
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- Tract #2 has been surveyed, copies of the survey available online.
- The Seller shall not be obligated to furnish a survey on Tract #1.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- The buyers acknowledge that they have carefully and thoroughly inspected the real estate and is familiar with the premises. The buyers are buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the condition of the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



2 TRACTS

FRIDAY, FEBRUARY 21, 2020 AT 1PM

Open House on Friday, February 7th from 1-2 PM



JACOB JOHNSON
 Joseph A. Peiffer – Attorney for Seller
 For information contact Steffes Group at 641.423.1947, Nate Larson, 641.530.5528 or Duane Norton, 515.450.7778

SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 641.423.1947
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