78.2 ACRES M/L
SELLS IN 1 TRACT

Immediate Possession! Selling Free & Clear for the 2020 Farming Season!
FSA indicates: 54.69 acres tillable, of which 6.09 acres are in CRP at $118.67 = $732.00 and expires on 9-30-2020, there is an additional 8.22 acres of pasture ground that is in a non-cropland CRP program at $18.40 = $149.20 and expires on 9-30-2020.
The balance being hay ground. View FSA aerial online.
3.35 acres are organic certified, and the remainder of the farm will be eligible in 2021.
Com. Suitability Rating 2 of 5.4 on the row croprible.
Located in Section 26, Wyaconda Township, Davis County, IA

Terms: 20% down payment on April 15, 2020. Balance due at final settlement with a projected date of May 29, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Immediate Possession

Real Estate Taxes: To be prorated to date of possession based on the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Gross: $1,460.99
Ag. Credit: ($68.32)
Net: $1,392.00 (Rounded)

Down payment is due on the day the bidding closes.
Immediate Possession!
Selling Free & Clear for the 2020 Farming Season!

Buyer shall be responsible for any fencing in accordance with Iowa state law.
Buyer shall be responsible for installing his/her own entrances if needed or desired.

Buyer further agrees to indemnify and hold harmless the sellers for any recovery sought by the FSA due to actions of Buyer which would violate the requirements of the CRP.
Buyer agrees to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments.
Buyer shall be responsible to the seller for any prorata of the CRP payment that the seller would have received.

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.

This sale 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 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.

For information contact Lynn Richard at Steffes Group, 319.385.2000 or 319.931.9090

JAMES L. & BRANDEE E. LYNCH
Lynch Law Office – Attorney for Seller