

MULTI-TRACT Land Auction MONROE COUNTY

HUGE



1,465+ acres
sells in 13 tracts

**IMMEDIATE POSSESSION!
ONLINE BIDDING!**

TUESDAY, MARCH 31, 2020 AT 10AM

Lovilia, Iowa - Land is generally located southwest of Lovilia, Iowa on Highways T19 and H20.

Auction to be held at The White Buffalo Restaurant, 100-398 12th Ave E, Albia, Iowa 52531

Selling Choice with the Privilege! The high bidder may choose any Tract or any combination of Tracts, in any order, times their high bid. This will continue until all tracts are sold. Tracts will not be recombined.

TRACT #1 - 142 ACRES M/L, SUBJECT TO FINAL SURVEY
FSA indicates: 126.48 acres tillable
Corn Suitability Rating 2 of 54 on the tillable.
Located in Section 17, Union Township, Monroe County, Iowa

TRACT #2 - 80 ACRES M/L, SUBJECT TO FINAL SURVEY
FSA indicates 62.76 acres tillable
Corn Suitability Rating 2 of 67.1 on the tillable.
Located in Sections 16 & 17, Union Township, Monroe County, Iowa

TRACT #3 - 155 ACRES M/L, SUBJECT TO FINAL SURVEY
Approx. 149 acres tillable
Corn Suitability Rating 2 of 71.2 on the tillable.
Located in Sections 16, 17, 20, & 21, Union Township, Monroe County, Iowa

TRACT #4 - 79 ACRES M/L, SUBJECT TO FINAL SURVEY
Approx. 74 acres tillable
Corn Suitability Rating 2 of 74.6 on the tillable.
Located in Sections 17, 19, & 20, Union Township, Monroe County, Iowa

TRACT #5 - 46 ACRES M/L, SUBJECT TO FINAL SURVEY
FSA indicates: 20.25 acres tillable, balance being pasture & pond.
Corn Suitability Rating 2 of 47.8 on the tillable.
Located in Sections 17 & 21, Union Township, Monroe County, Iowa

TRACT #6 - 90 ACRES M/L, SUBJECT TO FINAL SURVEY
FSA indicates: 79.85 acres tillable
Corn Suitability Rating 2 of 74 on the tillable.
Located in Sections 19 & 20, Union Township, Monroe County, Iowa

TRACT #7 - 70.58 TAXABLE ACRES
Approx. 52 Acres tillable
Corn Suitability Rating 2 of 44.2 on the tillable.
Located in Sections 20 & 21, Union Township, Monroe County, Iowa

TRACT #8 - 78 TAXABLE ACRES
FSA indicates 67.67 acres tillable
Corn Suitability Rating 2 of 36.5 on the tillable.
Located in Sections 28 & 29, Union Township, Monroe County, Iowa

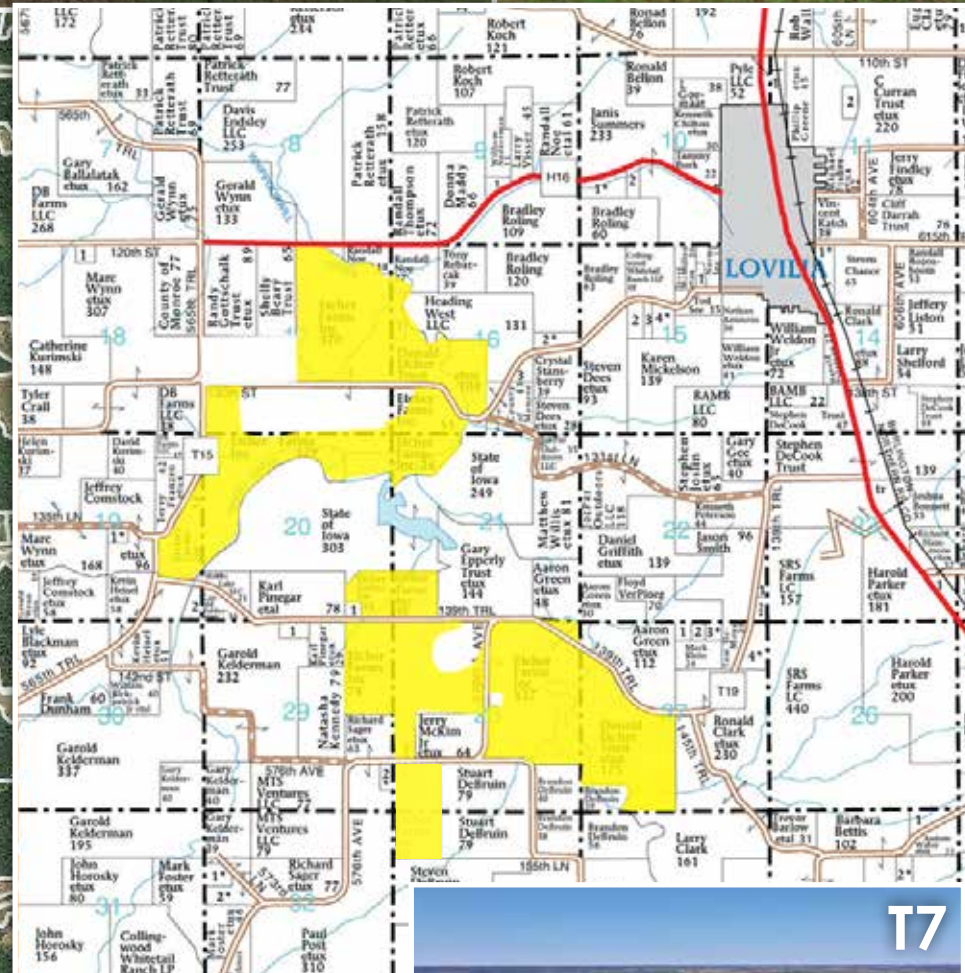
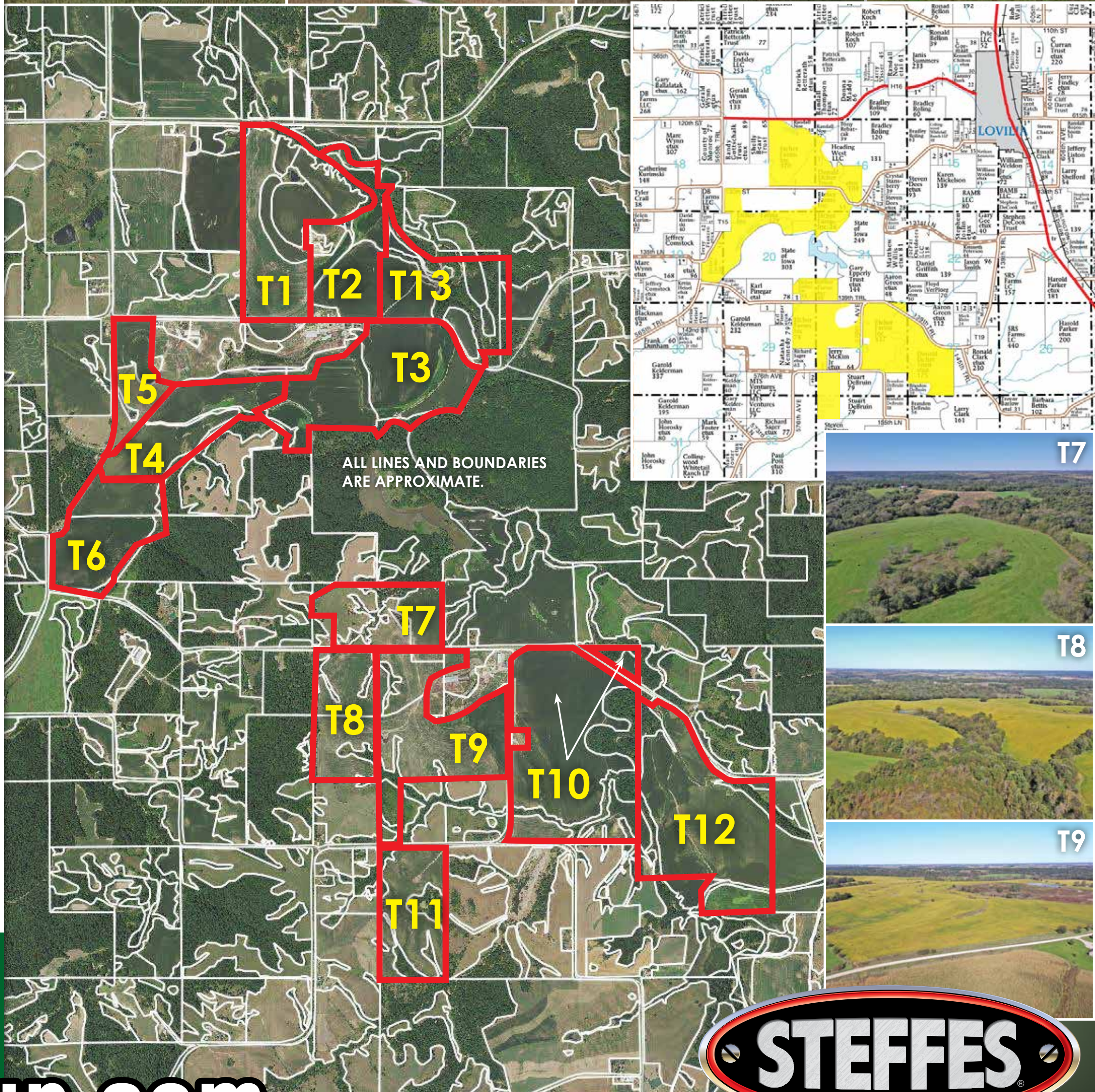
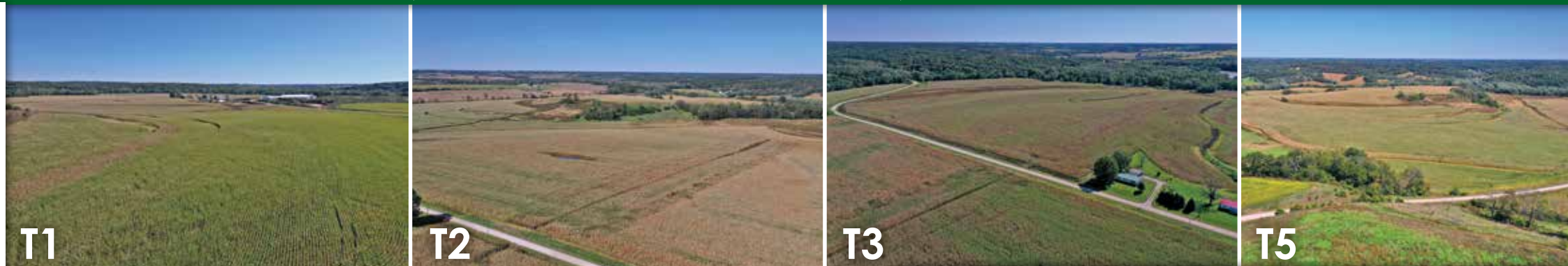
TRACT #9 - 134.27 TAXABLE ACRES
Approx. 110 acres tillable
Corn Suitability Rating 2 of 37.6 on the tillable.
Located in Section 28, Union Township, Monroe County, Iowa

TRACT #10 - 231.78 TAXABLE ACRES
FSA indicates: 174.29 acres tillable
Corn Suitability Rating 2 of 63.8 on the tillable.
Located in Sections 27 & 28, Union Township, Monroe County, Iowa

TRACT #11 - 79 TAXABLE ACRES
FSA indicates: 58.25 acres tillable
Corn Suitability Rating 2 of 43.7 on the tillable.
Located in Sections 28 & 33, Union Township, Monroe County, Iowa

TRACT #12 - 176.58 TAXABLE ACRES
FSA indicates: 159.48 acres tillable
Corn Suitability Rating 2 of 71.7 on the tillable.
Located in Section 27, Union Township, Monroe County, Iowa

TRACT #13 - 103 ACRES M/L, SUBJECT TO FINAL SURVEY
FSA indicates 52.04 acres tillable
Corn Suitability Rating 2 of 64.2 on the tillable.
Located in Section 16, Union Township, Monroe County, Iowa



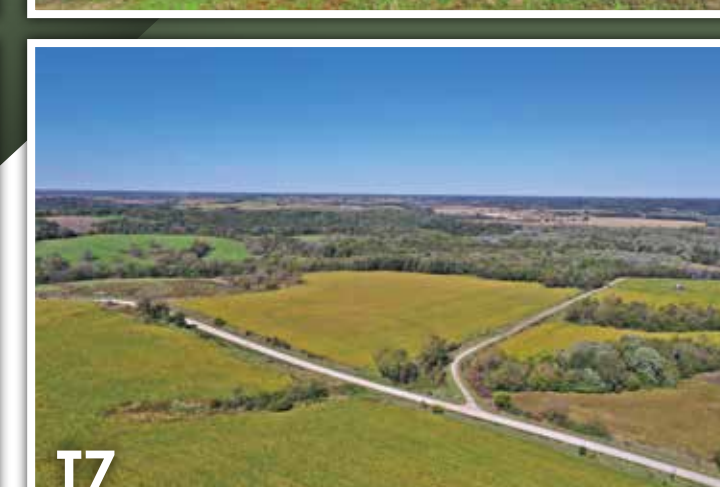
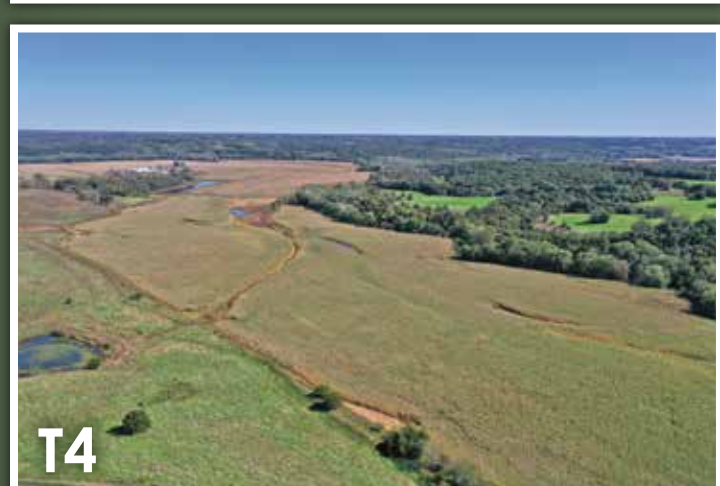
SECURED LENDER
Dustan Cross - Attorney for Seller
For information contact Nate Larson at Steffes Group at 319.385.2000 or 319.931.3944

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.





TERMS ON ALL TRACTS

Terms: 20% down payment on March 31, 2020. Balance due at closing with a projected date of April 30, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of April 30, 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.

Special Provisions on All Tracts:

- This is a 5% buyer's premium auction. 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.
- Immediate possession shall be granted to the buyer(s).
- It shall be the obligation of the buyer(s) to report to the Monroe County FSA office and show filed deed in order to receive the following if applicable:
 - Allotted base acres;
 - Any future government programs;
 - Final tillable acres will be determined by the Monroe County FSA office.
- Tracts #1, 2, 3, 4, 5, 6, & 13 will be surveyed by a licensed surveyor and surveyed acres will be the multiplier for said tracts. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing.
- Tracts #7, 8, 9, 10, 11 & 12 taxable acres will be the multiplier for said tracts. Seller shall not be obligated to furnish a survey on these Tracts.
- 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.
- 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)
- The buyer(s) shall be responsible for any fencing in accordance with state law.
- The buyer(s) 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(s) acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer(s) 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.

Tract #1 - Taxes	
Gross	\$2,202.81
Ag Cr.	(\$99.48)
Family Farm	(\$69.46)
Net (APPROX.)	\$2,034.00
Tract #2 - Taxes	
Gross	\$1,333.71
Ag Cr.	(\$138.20)
Family Farm	(\$41.35)
Net (APPROX.)	\$1,232.00
Tract #3 - Taxes	
Gross	\$3,126.49
Ag Cr.	(\$138.20)
Family Farm	(\$96.52)
Net (APPROX.)	\$2,824.00
Tract #4 - Taxes	
Gross	\$1,455.42
Ag Cr.	(\$67.57)
Family Farm	(\$47.18)
Net (APPROX.)	\$1,328.00
Tract #5 - Taxes	
Gross	\$539.40
Ag Cr.	(\$34.57)
Family Farm	(\$17.01)
Net (APPROX.)	\$497.00
Tract #6 - Taxes	
Gross	\$1,930.16
Ag Cr.	(\$85.29)
Family Farm	(\$59.56)
Net (APPROX.)	\$1,785.00
Tract #7 - Taxes	
Gross	\$733.74
Ag Cr.	(\$33.14)
Family Farm	(\$23.13)
Net (ROUNDED)	\$678.00
Tract #8 - Taxes	
Gross	\$760.12
Ag Cr.	(\$34.32)
Family Farm	(\$23.97)
Net (ROUNDED)	\$702.00
Tract #9 - Taxes	
Gross	\$1314.20
Ag Cr.	(\$59.32)
Family Farm	(\$41.44)
Net (APPROX.)	\$1,213.00
Tract #10 - Taxes	
Gross	\$4,075.93
Ag Cr.	(\$184.04)
Family Farm	(\$128.74)
Net (ROUNDED)	\$3,764.00
Tract #11 - Taxes	
Gross	\$911.56
Ag Cr.	(\$41.16)
Family Farm	(\$28.74)
Net (ROUNDED)	\$842.00
Tract #12 - Taxes	
Gross	\$3,556.02
Ag Cr.	(\$160.57)
Family Farm	(\$112.11)
Net (ROUNDED)	\$3,284.00
Tract #13 - Taxes	
Gross	\$1,626.62
Ag Cr.	(\$71.45)
Family Farm	(\$51.29)
Net (ROUNDED)	\$1,502.00



2245 East Bluegrass Road
Mt. Pleasant, IA 52641
319-385-2000
SteffesGroup.com

PRESORTED
STANDARD
US POSTAGE
PAID
Permit #315
FARGO, ND

Please Post

TUES., MARCH 31

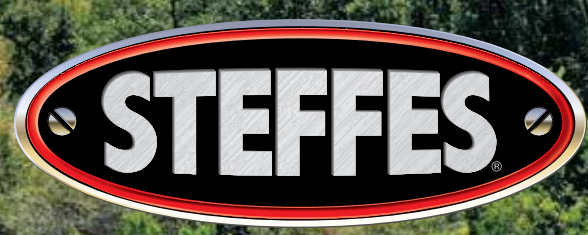


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sells in 13 tracts



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