

MULTI-TRACT Land Auction

APPANOOSE COUNTY, IOWA



Farm Sells Free & Clear for 2021



236.58 ACRES M/L
Selling in 3 Tracts

Tract #1 – 87.93 Acres M/L
FSA indicates: 70.55 Cropland acres of which 34.92 acres are in CRP as follows: 34.92 acres at \$152.07 = \$5,310.00 and expires on 9-30-2026. Balance being timber, pond and outbuildings including a 52'x52' open faced barn, 3,900 bu. & 1,305 bu. grain bins.
Corn Suitability Rating 2 of 52.3 on the 23 acres of beans. Located in Section 12, Chariton Township, Appanoose County, Iowa.

Tract #2 – 141.65 Acres M/L
Subject to the final survey of Tract #3
FSA indicates: 96.29 Cropland acres of which 61.15 acres are in CRP as follows: 61.15 acres at \$152.07 = \$9,299.00 and expires on 9-30-2026. Balance being timber.
Corn Suitability Rating 2 of 40.9 on the tillable acres. Located in Section 12, Chariton Township, Appanoose County, Iowa.

Tract #3 – 7 Acres M/L
Subject to final survey
Located on the hard surface road to Lake Rathbun is this beautiful potential building site!
FSA indicates: 6.48 acres Cropland acres all of which acres are in CRP as follows:
6.48 acres at \$152.07 = \$985.00 and expires on 9-30-2026. Corn Suitability Rating 2 of 25.5 on the tillable acres. Located in Section 12, Chariton Township, Appanoose County, Iowa.
View FSA aerial map online.

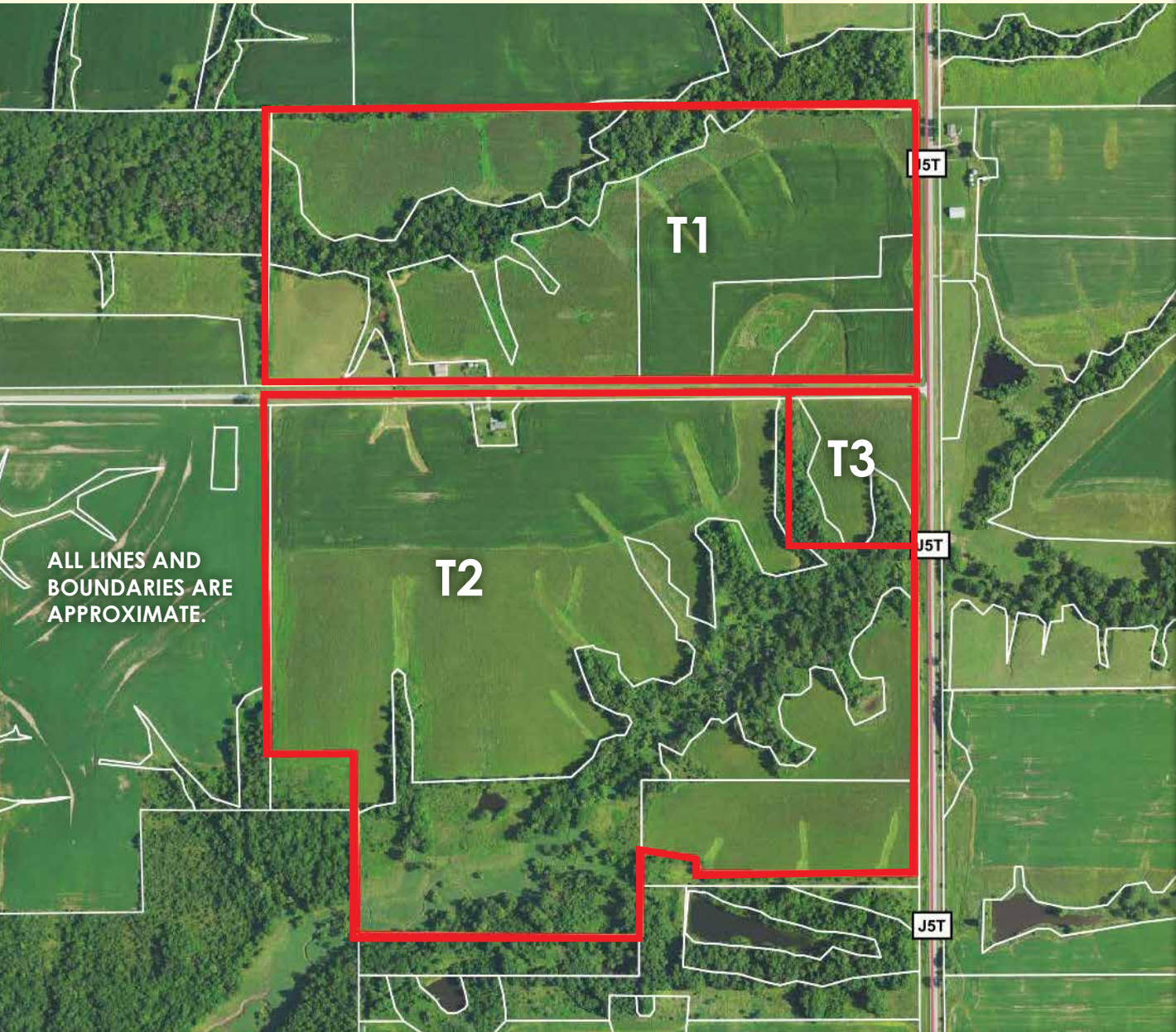
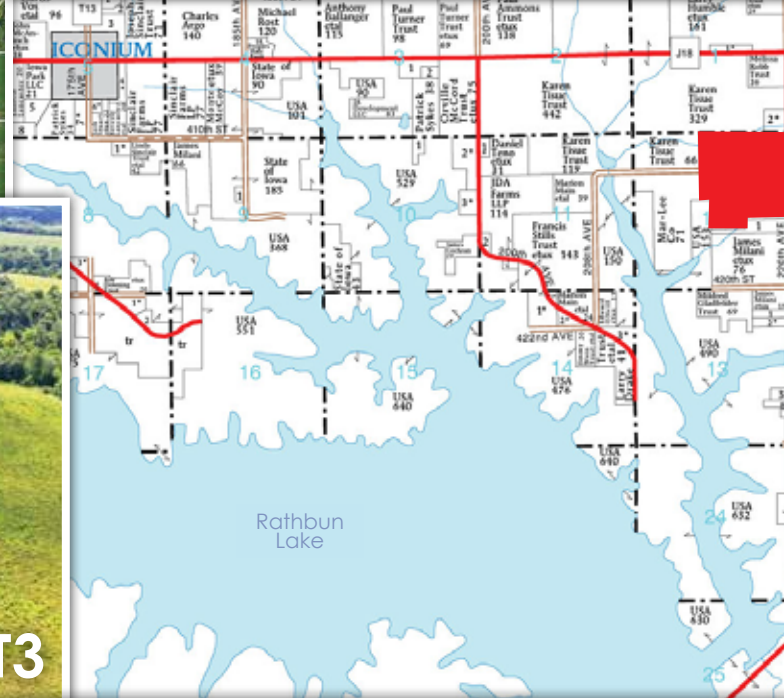
TERMS: 10% down payment on September 9, 2020. Balance due at final settlement with a projected date of October 23, 2020, upon delivery of merchantable abstract and deed and all objections have been met.
POSSESSION: October 23, 2020. (Subject to tenant's rights on the tillable)
REAL ESTATE TAXES: To be 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: \$920.00 Net (ROUNDED) **Tract 2:** \$1,639.00 Net (APPROX.) **Tract 3:** \$65.00 Net (APPROX.)
SPECIAL PROVISIONS:

- The seller has served termination to the tenant on the tillable ground and is selling free and clear for the 2021 farming season.
- It shall be the obligation of the buyer(s) to report to the Appanoose County FSA office and show filed deed(s) in order to receive the following if applicable:
 - A. Allotted base acres.
 - B. Any future government programs.
 - C. CRP prorate.
 - D. Final tillable acres.
- Buyer agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. 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 further agree 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. In the event the buyer elects to take the ground out of CRP, the buyer will be responsible to the seller for any prorate of the CRP payment that the seller would have received.
- Tract #3 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. Upon final survey, Tract #2 acres may be adjusted accordingly. Seller shall not be obligated to furnish a survey on Tract #1 or Tract #2.
- 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.
- The buyer(s) shall be responsible for any fencing in accordance with Iowa state law.
- 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 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(s).
- 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.

WEDNESDAY, SEPTEMBER 9, 2020 AT 10AM

MORAVIA, IOWA - Land is located 2 miles west of Moravia on Highway J18, then 3/4 miles south on Highway J5T.
Auction held at Moravia Community Center, 114 E. Chariton St, Moravia, IA

Auctioneer's Note: : Don't miss your chance to own Iowa farmland with tillable & CRP income and located within minutes of Lake Rathbun! This farm also offers great hunting/recreational opportunities along with mature oak timber. We invite you to this Steffes Group live auction event. All tracts will be sold by the acre. Tracts will be sold Choice with the Privilege, whereas the high bidder may choose Tract #1, Tract #2 or Tract #3 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.



RONALD & CHARLOTTE TISUE TRUST
Janet Acheson, Trustee | Thomas L. Anders - Attorney for Trust
For information contact Terry Hoenig at Steffes Group, 319.385.2000 or 319.470.7120

SteffesGroup.com

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