

LEE COUNTY, IA

# LAND AUCTION

## Thursday, November 12, 2020 at 10AM



Land is located 1 mile east of West Point on County Road 103, then 1 mile northeast on 165<sup>th</sup> Street.

**Auction to be held at the West Point American Legion, 309 5th Street, West Point, IA 52656**

Selling Choice with the Privilege - Tracts #1-4 will be selling Choice with the Privilege. High bidder may take Tract #1, Tract #2, Tract #3 or Tract #4 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.

### Selling Free and Clear for 2021

## 244.5 ACRES M/L SELLS IN 4 TRACTS

**1 Tract #1 – 81 Acres M/L**  
 Subject to final survey  
 FSA indicates: 75.83 acres tillable.  
 Corn Suitability Rating 2 is 63.3 on the tillable acres.  
 Located in Sections 2 & 3, West Point Township and Sections 34 & 35, Pleasant Ridge Township, Lee County, Iowa.  
 Real Estate Taxes: Net (Approx.) \$1,957.00

**2 Tract #2 – 71 Acres M/L**  
 Subject to final survey  
 This combination farm offers row crop land, hay ground, cattle setup, pond and timber. Buildings include a 50'x54' open faced shed, 52'x54' open faced shed with lean-to and a concrete silo. Approx. 42 acres tillable.  
 Corn Suitability Rating 2 is 38.2 on the tillable acres.  
 Located in Section 3, West Point Township & Section 34, Pleasant Ridge Township, Lee County, IA  
**Not included:** All livestock equipment, Fuel tank.  
 Real Estate Taxes: Net (Approx.) \$1,042.00

**3 Tract #3 – 21 Acres M/L**  
 Subject to final survey  
 Approx. 20.5 acres tillable.  
 Corn Suitability Rating 2 is 62.2 on the tillable acres.  
 Located in Section 3, West Point Township, Lee County, Iowa.  
 Real Estate Taxes: Net (Approx.) \$405.00

**4 Tract #4 – 71.5 Acres M/L**  
 Subject to final survey  
 Looking for a hunting or recreational piece of land? This could be your piece of the country with acres of timber to explore!  
 Located in Section 3, West Point Township, Lee County, Iowa.  
 Real Estate Taxes: Net (Approx.) \$936.00



**Terms:** 10% down payment on November 12, 2020. Balance due at final settlement with a projected date of December 29, 2020, upon delivery of merchantable abstract and deed and all objections have been met.  
**Possession:** December 29, 2020. (Subject to tenant's rights on tillable acres, hay ground, pasture and buildings, until February 28, 2021.)  
**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:**  
 • Tracts #1-4 will be sold by the acre and the multiplier used to determine the total bid amount will be the surveyed acres. Tracts #1-4 will be surveyed by a registered land surveyor prior to the auction. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing.  
 • Selling subject to tenant's rights on the tillable acres, hay ground, pasture and buildings, until February 28, 2021. Selling free and clear for the 2021 farming season.

• 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)  
 • There is a recorded driveway easement & maintenance agreement dated August 1, 2011, in favor of Tract #2 for ingress/egress.  
 • There is a recorded well use & maintenance agreement, dated August 1, 2011, in favor of Tract #2.  
 • It shall be the obligation of the buyer to report to the Lee County County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. Please note

final tillable acres will be determined by the FSA office.  
 • 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.  
 • The Buyer(s) will be responsible for installing his/her own entrance, 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.  
 • Selling subject to court approval.  
 • Steffes Group, Inc. is representing the Seller.  
 • Any announcements made the day of sale take precedence over advertising.

**Carel R. Rump Trust & Dolores M. Woodhouse**  
 Farmers & Merchants Bank & Trust – Trustee | Kelli S. Johnson – Trust Officer  
 Sara L. Haas – Attorney for Sellers

For more information contact Nate Larson of Steffes Group, 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.

