

**TIMED ONLINE**

# Land Auction

Pocahontas County, Iowa



Built on Trust.

**80±**  
DEEDED  
acres  
sells in 1 tract

*Farm Sells Free & Clear for 2021*

Opens: Thurs., August 20th / Closes: Thursday, August 27, 2020 at 4PM



**MANSON, IA** - Land is located 4 miles north of Manson on 290th Avenue, then 2 miles east on 610th Avenue.

## 80 Deeded Acres M/L

FSA Indicates: 77.58 NHEL acres tillable  
Corn Suitability Rating 2 of 82.2 on the entire farm  
Located in Section 16, Lizard Township,  
Pocahontas County, Iowa

**Terms:** 10% down payment on August 27, 2020. Balance due at final settlement with a projected date of October 9, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

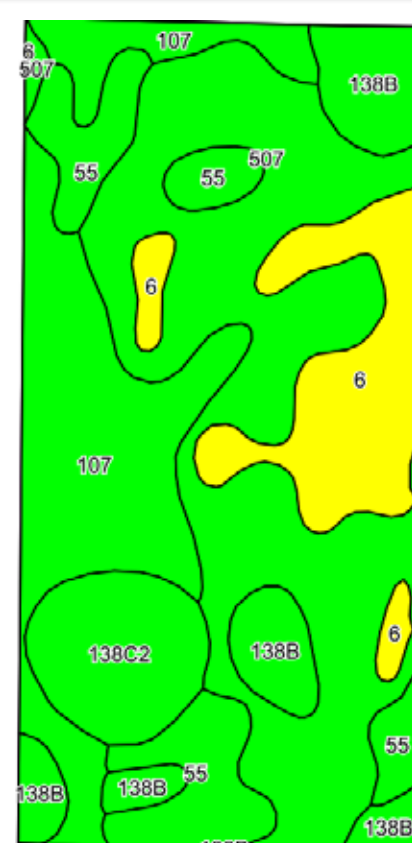
**Possession:** October 9, 2020. (Subject to tenant's rights)

**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.

Gross \$2,098.56  
Ag. Credit (\$59.53)  
Net (Rounded) \$2,038.00

### Special Provisions:

- This online auction will have a 10% buyer's premium, capped at \$1,000. This means the buyer's premium in the amount of ten percent (10%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price. The maximum buyer's premium charge will be \$1,000.
- Bidding on the Tract will be by the deeded acre and the Seller shall not be obligated to furnish a survey.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
- The Seller will serve termination to the tenant on the tillable ground and the tillable ground is selling free and clear for the 2021 farming season. Fall tillage rights shall be granted to the Buyer after closing and after the fall harvest of the 2020 crops.
- It shall be the obligation of the buyer to report to the Pocahontas County FSA office and show filed deed in order to receive the following if applicable:  
A. Allotted base acres. B. Any future government programs.
- 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.
- Buyer 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.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- This real estate 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.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	28.73	37.0%		IIw	84	76
107	Webster clay loam, 0 to 2 percent slopes	16.88	21.8%		IIw	86	81
6	Okoboji silty clay loam, 0 to 1 percent slopes	9.99	12.9%		IIIw	59	55
55	Nicollet clay loam, 1 to 3 percent slopes	8.61	11.1%		Iw	89	86
138B	Clarion loam, 2 to 6 percent slopes	7.56	9.7%		Ile	89	78
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.81	7.5%		IIle	83	62
<b>Weighted Average</b>						<b>82.2</b>	<b>74.6</b>

**JOHN J. & CONNIE J. SWEERS**

Seigrist, Jones & Bakke - Attorney for Seller

For information contact Nate Larson at Steffes Group, 641.423.1947 or 319.931.3944



**SteffesGroup.com**

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