

BUTLER COUNTY, IA

LAND AUCTION

TUESDAY, NOVEMBER 10, 2020 AT 10AM



Built on Trust.

Selling Free and Clear for 2021

DUMONT, IOWA - Land is located 3 miles east of Dumont, IA on Highway 3.
Auction to be held at the American Legion, 508 Main Street, Dumont, Iowa 50625

"Selling Choice with the Privilege" Tracts #1 & 2 will be sold price per surveyed acre and will be selling Choice with the Privilege. High bidder may take Tract #1 or Tract #2 or both tracts, times their high bid. This will continue until both tracts are sold. Tracts will not be recombined.

303
ACRES M/L
2 TRACTS

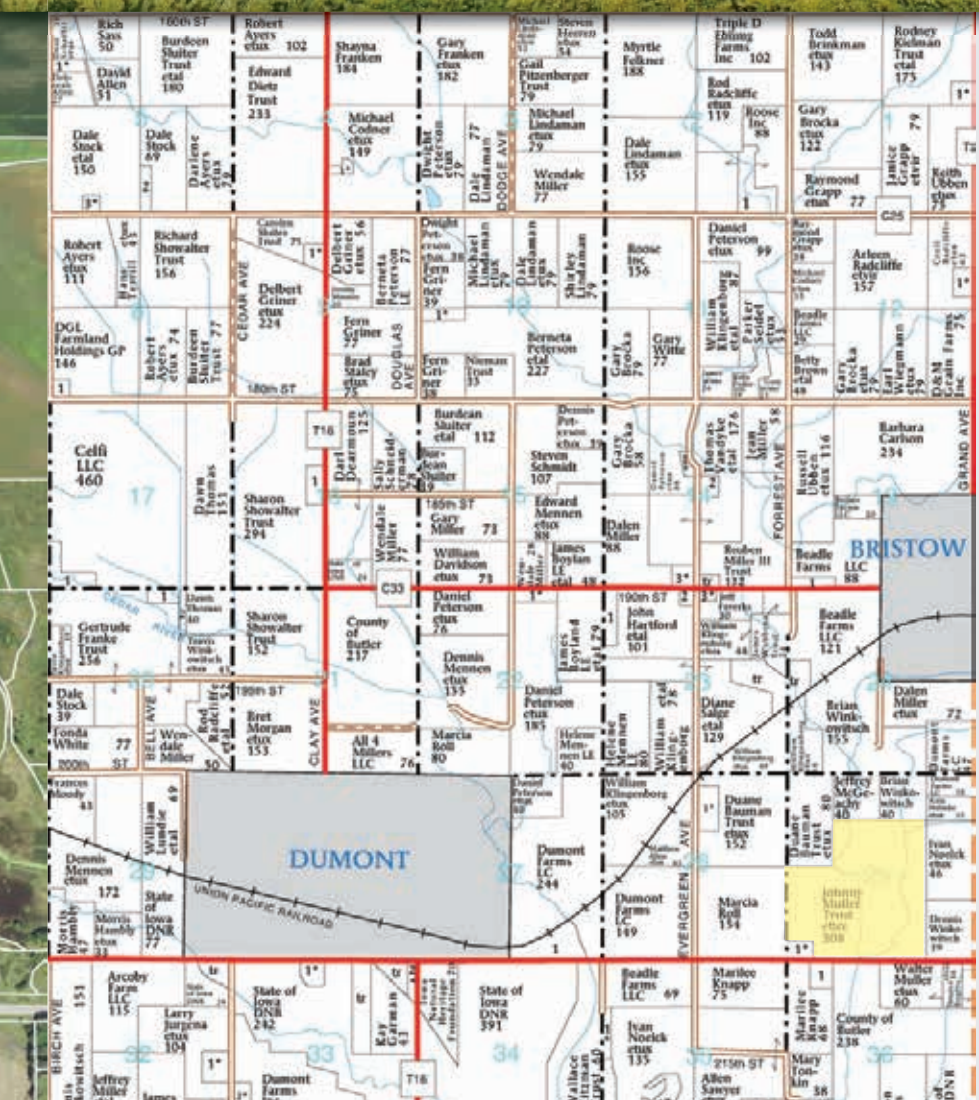


TRACT #1 - 134 Acres M/L

Subject to final survey
FSA indicates: 120.73 acres tillable of which 8.53 acres are in CRP as follows:
• 6.33 acres at \$250.13 = \$1,583.32 and expires on 9-30-2024.
• 2.20 acres at \$215.04 = \$473.00 and expires on 9-30-2030.
Corn Suitability Rating 2 is 50.7 on the tillable. Located in Section 25, Pittsford Township, Butler County, Iowa.

TRACT #2 - 169 Acres M/L

Subject to final survey
FSA indicates: 159.45 acres tillable of which 21.63 acres are in CRP as follows:
• 13.35 acres at \$221.07 = \$2,951.00 and expires on 9-30-2024.
• 4.60 acres at \$143.24 = \$659.00 and expires on 9-30-2023.
• 2.78 acres at \$250.13 = \$695.36 and expires on 9-30-2024.
• 0.90 acres at \$192.40 = \$173.00 and expires on 9-30-2030.
Corn Suitability Rating 2 is 50.3 on the tillable. Located in Section 25, Pittsford Township, Butler County, Iowa.



Terms: 10% down payment on November 10, 2020. Balance due at final settlement with a projected date of December 28, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 28, 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.

Special Provisions:

- The land is selling free and clear for the 2021 farming season.
- It shall be the obligation of the buyer(s) to report to the Butler 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. Please note final tillable acres will be determined by the FSA office.
- 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.
- Tracts #1 & 2 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.
- 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.

Tract #1
Gross \$2,762.34
Ag Cr. (122.19)
Net \$2,639.00 (Approx.)

Tract #2
Gross \$3,482.43
Ag Cr. (147.07)
Net \$3,291.00 (Approx.)

Johnny H. Muller & Viola E. Muller Trust and Viola E. Muller Estate

Amy K. Swanson - Attorney for Seller

For information contact Steffes Group at 319.385.2000;
Duane Norton, 515.450.7778 or Nate Larson, 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.

