

# Land Auction

## Fayette County, Iowa

### TIMED ONLINE



Opens: Thursday, October 1st / Closes: Thursday, October 8, 2020 at 4PM

## 109 Acres M/L SELLS IN 1 TRACT

Selling Free & Clear for 2021!

HAWKEYE, IOWA

Land is located 2 miles west of Hawkeye, Iowa on Highway 18.

**109 Acres M/L - Subject to final survey**

Approx. 101 acres tillable.

Corn Suitability Rating 2 of 67.8 on the tillable acres.

Located in Section 14, Bethel Township, Fayette County, Iowa.

**Terms:** 10% down payment on October 8, 2020. Balance due at final settlement with a projected date of November 20, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

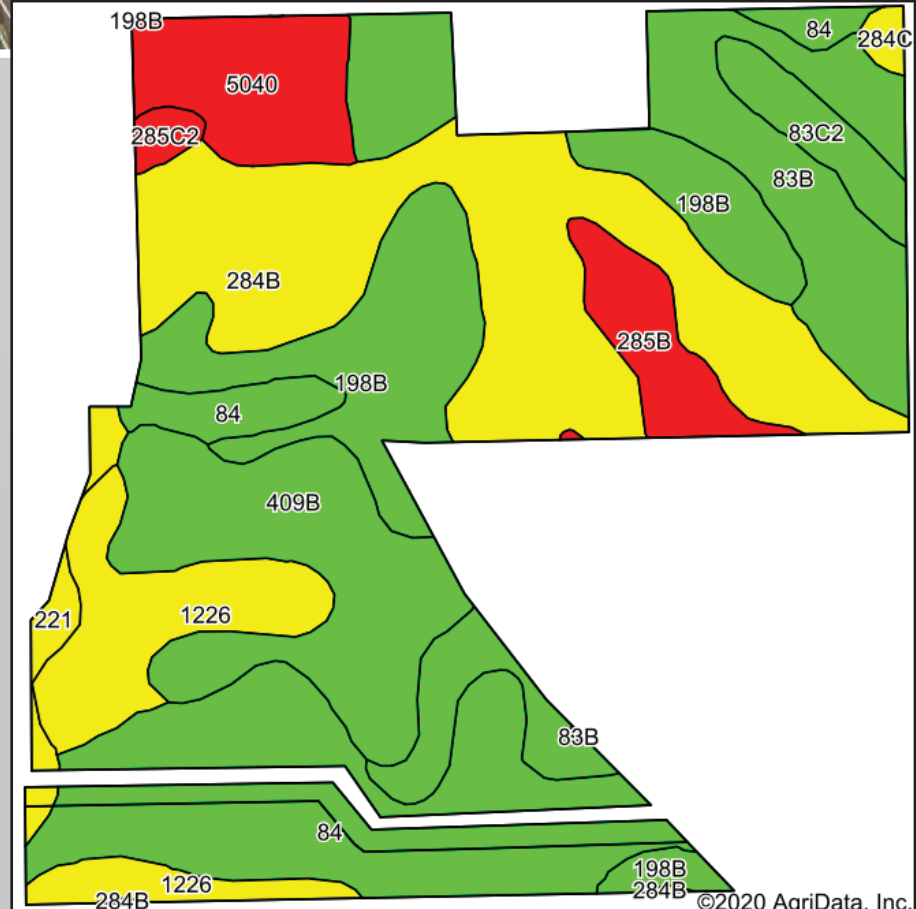
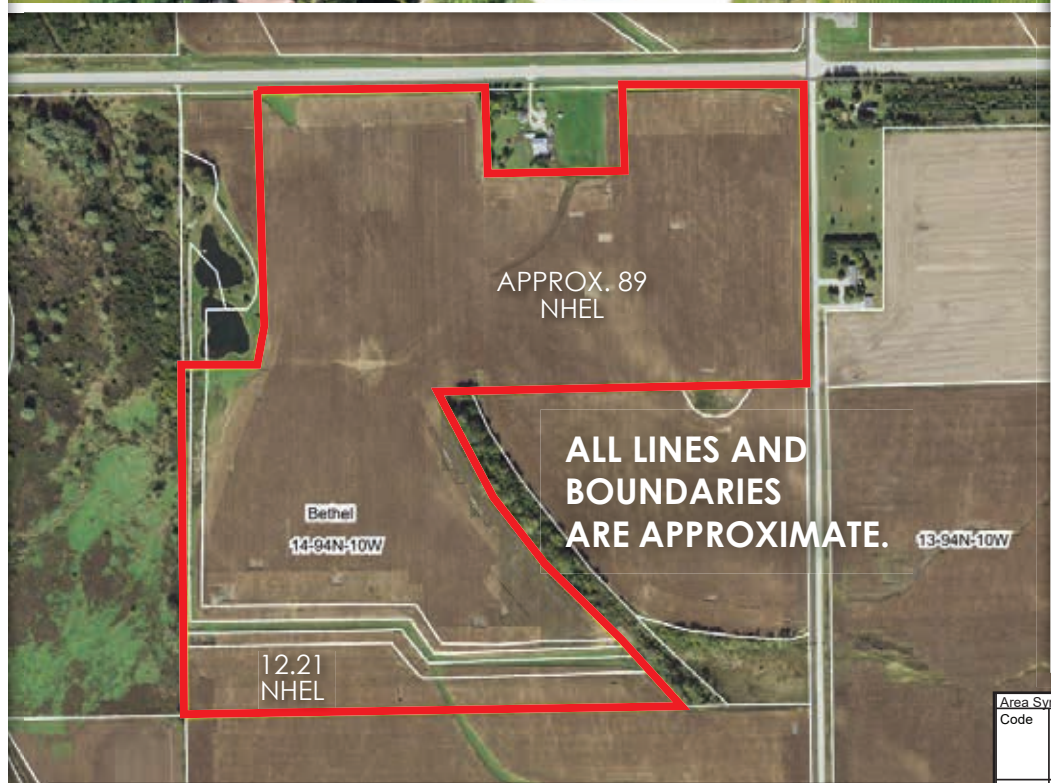
**Possession:** Projected date of November 20, 2020 (Subject to tenant's rights).

**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 \$2,802.55  
 Ag. Credit (\$112.48)  
 Net (Approx.) \$2,690.68

**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 surveyed acre. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing.
- 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 sellers have served termination to the tenant and the farm is selling free and clear for the 2021 farming season.
- It shall be the obligation of the buyer to report to the Fayette 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, as FSA fields are combined with other land not selling.
- 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'	Irr Class 'c'	CSR2**	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Cor n	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans		
284B	Flagler sandy loam, 2 to 5 percent slopes	22.02	21.6%	Ille			49	45									
84	Clyde clay loam, 0 to 3 percent slopes	18.60	18.3%	Ilw			88	75									
198B	Floyd loam, 1 to 4 percent slopes	15.66	15.4%	Ilw			89	80									
409B	Dickinson fine sandy loam, all substratum, 2 to 5 percent slopes	11.91	11.7%	Ille			74	56									
83B	Kenyon loam, 2 to 5 percent slopes	11.63	11.4%	Ille			90	85	11	6.6	210	3.9	91	6.6	61		
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	8.14	8.0%	Ilis			59	71									
5040	Anthropotic Udorthents, 2 to 9 percent slopes	5.44	5.3%	Vls			5	5									
285B	Burkhardt sandy loam, 2 to 5 percent slopes	3.41	3.3%	Ilis	Ille		18	25									
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	2.43	2.4%	Ille			84	68	10.6	6.3	212	3.7	88	6.2	61		
221	Klossner muck, 1 to 4 percent slopes	1.54	1.5%	Ilw			48	50									
285C2	Burkhardt sandy loam, 5 to 9 percent slopes, moderately eroded	0.64	0.6%	Ilis	I/v		10	5									
284C	Flagler sandy loam, 5 to 9 percent slopes	0.47	0.5%	Ille			44	30									
<b>Weighted Average</b>									<b>67.8</b>	<b>61.3</b>	<b>1.5</b>	<b>0.9</b>	<b>29</b>	<b>0.5</b>	<b>12.5</b>	<b>0.9</b>	<b>8.4</b>

**WARREN W. & SANDRA J. JENCKS**

Patrick B. Dillon - Attorney for Sellers

For information contact Steffes Group, 319.385.2000;  
 Nate Larson, 319.931.3944 or Duane Norton, 515.450.7778



**SteffesGroup.com**

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Announcements made the day of sale take precedence over advertising.

