

JEFFERSON COUNTY, IA

LAND AUCTION

TIMED ONLINE



Built on Trust.

Opens: Tuesday, November 17th

Closes: Tuesday, November 24, 2020 at 10AM

LOCKRIDGE, IA Land is located 2 miles south of Lockridge on Wintergreen Blvd/County Highway W40.



Selling Free and Clear for 2021

2 TRACTS 97.71 Acres M/L

Tract #1 – 3771 Acres M/L

This tract has several usable buildings to include a 35'x80' pole barn, 24'x60' pole barn with 20'x76' addition, 22'x28' hay shed with 14'x16' addition, 28'x28' garage with 19'x28' addition, 3 older hog buildings. Grain bins include: 3,296 bu., 3,146 bu., 3,596 bu. & 1,000 bu.

FSA indicates: 26.99 acres tillable, balance being buildings, hay ground & timber.

Corn Suitability Rating 2 of 29.1 on the tillable acres.

Located in Section 14, Round Prairie Township, Jefferson County, Iowa.

Not included: Livestock equipment

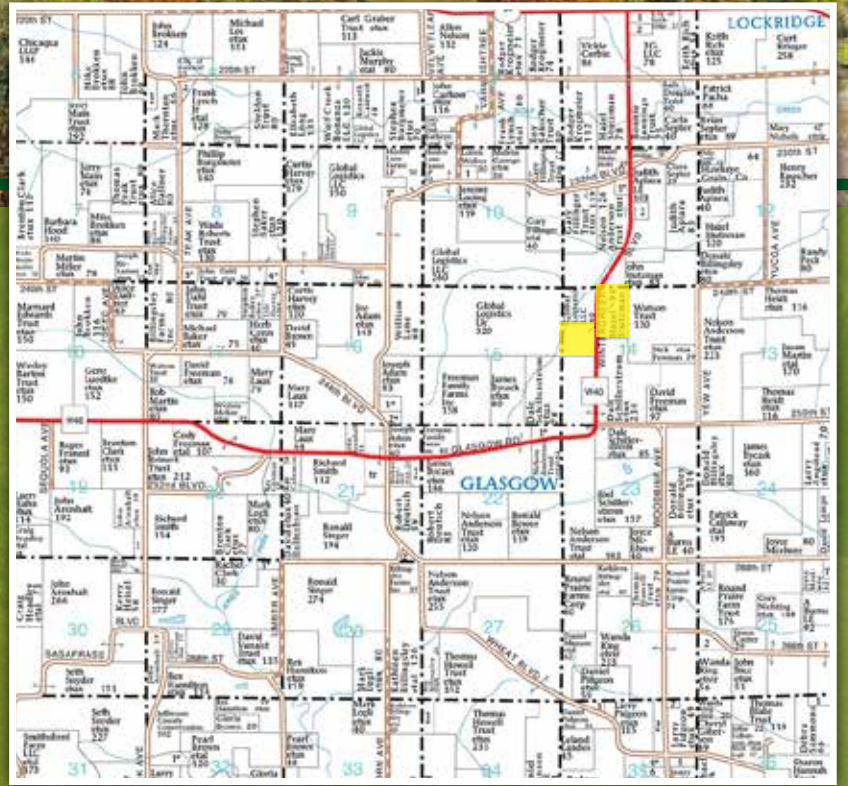
Tract #2 – 60 Acres M/L

FSA indicates: 35.6 acres tillable, balance being hay ground & timber.

Corn Suitability Rating 2 of 27.7 on the tillable acres.

Located in Section 14, Round Prairie Township, Jefferson County, Iowa.

Not included: Tree stand, Livestock equipment



Terms: 10% down payment on November 24, 2020. Balance due at final settlement with a projected date of January 8, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of January 8, 2021. (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.

Tract 1	Tract 2
Real Estate Taxes:	Real Estate Taxes:
Gross \$480.77	Gross \$578.96
Ag. Credit (\$10.79)	Ag. Credit (\$16.34)
Net (Rounded) \$470.00	Net (Rounded) \$564.00

Special Provisions:

- This online auction will have a buyer's premium of \$1,000 per Tract. This will be added to the total bid amount to arrive at the total contract purchase price.
- The seller shall not be obligated to furnish a survey on Tracts #1 or #2. Tracts #1 & 2 will be sold by the acre, with the multiplier being the Assessor's lot area as posted on the Jefferson County Beacon site.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
- Tracts will be tied together, and the bidding will be set to close simultaneously. Each Tract tied together will stay in extension until there are no more bids placed on any of the Tracts that are tied together.
- The Seller has served termination to the tenant on the tillable ground and the tillable ground is selling free and clear for the 2021 farming season.
- There is a 30' easement through the adjoining east property for ingress/egress to Tract #1.
- 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)
- It shall be the obligation of the buyer to report to the Jefferson 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.
- 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.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

HAZEL A. STUTZMAN | Jeffrey D. Thomas - Attorney for Seller

For information contact Terry Hoenig at Steffes Group at 319.385.2000 or 319.470.7120

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.

