WORTH COUNTY, IA
CATTLE CONFINEMENT & LAND AUCTION
OPEN HOUSE FRIDAY
September 25
1-2PM

35+ acres
sells in 2 tracts
579 Highway 9
Fertile, Iowa

Selling Free & Clear for 2021

This tract of land has a 96’x280’ cattle confinement building built in 2014. The cattle barn offers double sided concrete feed bunks, (4) continuous flow waterers, back curtain, concrete feed lanes and a 60’x72’ (approx.) concrete silage bunk. Well was installed in 2014 and is approx. 100 ft. north of the driveway.

Included: Concrete blocks for silage bunk, (4) waterers, attached fencing, concrete feed bunks.

Not included: Farm machinery, livestock equipment, manure.

Real Estate Taxes: Gross $487.59 - Ag. Credit ($18.94) = Net $469 (approx.)

Terms: 10% down payment on October 9, 2020. Balance due at final settlement with a projected date of November 23, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of November 23, 2020. (Subject to the completion of the 2020 harvest)

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:
- This online auction will have a 5% buyer’s premium. This means the buyer’s premium in the amount of five percent (5%) of the bid amount shall be charged to the buyer and added to the bid amount to arrive at the total contract purchase price.
- Tract #1 will be sold lump sum price. Tracts #1 & 2 will be surveyed by a registered land surveyor and Tract #2 will be sold by the surveyed acre, with surveyed acres being the multiplier. If the recorded survey is different than the recorded on the survey, adjustments will be made accordingly.
- The land is selling free & clear for the 2021 farming season, with fall tillage rights being granted upon the 2020 harvest. It shall be the obligation of the buyer to report to the Worth County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. Final tillable acres.
- The current driveway entrance will be a shared entrance, between Tracts #1 & 2. A maintenance agreement will be established if Tracts #1 & 2 are not the same buyer.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
- 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 any fencing in accordance with Iowa state law. This real estate is selling subject to any and all covenants, restrictions, easements and encroachments, as well as all applicable zoning laws. The buyer(s) acknowledge that they have carefully and thoroughly inspected the premises and are familiar with the premises and the surrounding area and have made all necessary inspections, investigations and tests and have represented and warranted that they are satisfying with the premises as sold. Seller makes no warranties or representations with respect to the sale or condition of the premises and there are no expressed or implied warranties pertaining to the real estate.
- Owners: Christopher L. & Beth M. Hagen
Earl W. Hill - Attorney for Sellers
For information contact Steffes Group at 641.423.1947; Duane Norton, 515.450.7778 or Nate Larson, 319.931.3944

SteffesGroup.com
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Announcements made the day of sale take precedence over advertising.