

CLINTON COUNTY, IA

LAND AUCTION

TIMED ONLINE



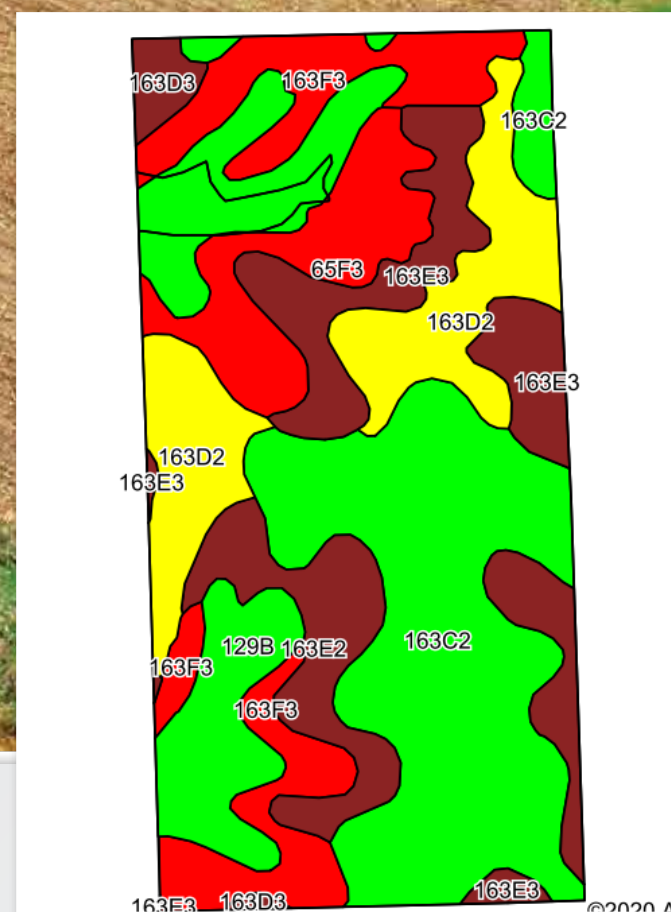
Built on Trust.

Opens: Wednesday, November 18th

Closes: Wednesday, November 25, 2020 at 10AM

Land is located 1 mile northwest of Charlotte on Highway 136, then 1/2 mile north on 308th Ave.

Charlotte, Iowa



80 DEEDED ACRES M/L

One Tract

FSA indicates: 78.7 acres tillable.
Corn Suitability Rating 2 is 46.6 on the tillable acres.
Located in Section 21, Waterford Township, Clinton County, Iowa.
Real Estate Taxes: Gross \$2,078.48 - Ag. Credit (\$74.71) = Net \$2,004.00 (rounded)

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	23.51	29.9%	Green	IIle	72	68
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	10.85	13.8%	Yellow	IIle	46	58
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	10.65	13.5%	Green	IIw	73	73
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	10.46	13.3%	Brown	VIe	29	45
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	10.03	12.7%	Red	VIIe	12	25
65F3	Lindley clay loam, 18 to 25 percent slopes, severely eroded	6.39	8.1%	Red	VIIe	5	5
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	5.56	7.1%	Brown	IVe	35	48
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	1.25	1.6%	Brown	IVe	40	55
						Weighted Average	46.6

Terms: 10% down payment on November 25, 2020. Balance due at final settlement on or before December 29, 2020, upon delivery of merchantable abstract and deed and all objections have been met. Possession: December 29, 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:

- 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 farm is rented for the 2021 farming season with a total payment of \$19,500. The rent will be paid by the tenant to the buyer as follows: \$9,750 due in March and \$9,750 due in September.
- It shall be the obligation of the buyer to serve termination notice to the tenant prior to September 1, 2021, if so desired.
- The seller shall not be obligated to furnish a survey. Farm will be sold by the deeded acre, with the multiplier being 80.

- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
- It shall be the obligation of the buyer to report to the Clinton 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 shall be responsible for any fencing in accordance with Iowa state law.

- The 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.
- 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.

James A. Nepple – 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.

