

JOHNSON COUNTY, IA

# LAND AUCTION

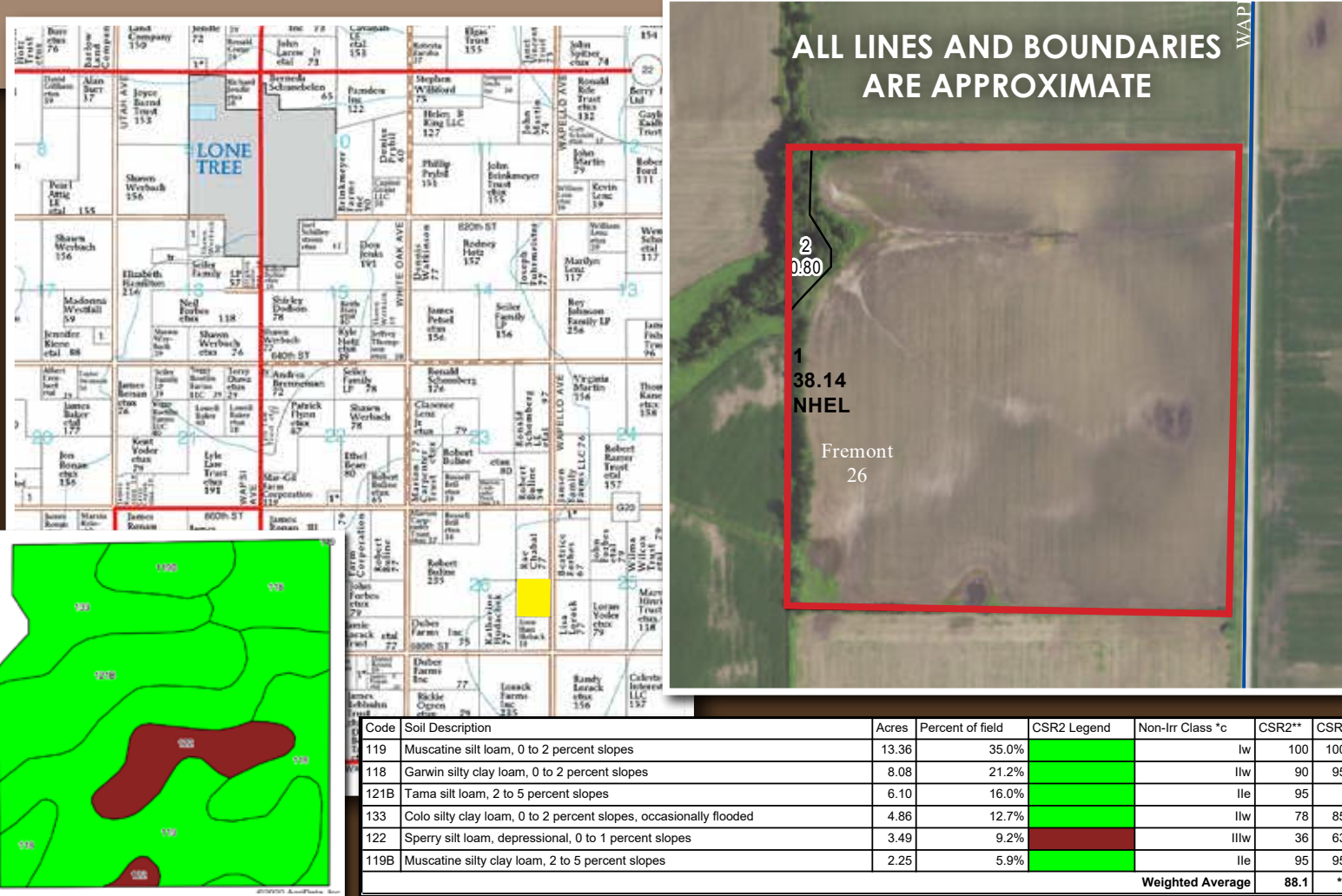
WEDNESDAY, JANUARY 27, 2021 AT 10AM

Auction to be held at the American Legion, 300 N Devoe Street, Lone Tree, IA 52755  
Land is located 2 miles east of Lone Tree on Highway 22, then 3 ¼ miles south Wapello Avenue SE.

**40+** deeded acres  
in Lone Tree, Iowa

FSA indicates: 38.14 acres tillable.  
Corn Suitability Rating 2 is 88.1 on the tillable acres.  
Located in Section 26, Fremont Township, Johnson County, Iowa.  
Real Estate Taxes: Gross \$1,287.49 - Ag. Credit (\$31.23) = Net \$1,256.00 (rounded)

**88.1  
CSR2**



**Terms:** 10% down payment on January 27, 2021. Balance due at closing with a projected date of March 12, 2021, upon delivery of merchantable abstract and deed and all objections have been met. **Landlord's Possession:** Projected date of March 12, 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.

**Special Provisions:**

- Bidding on the Tract will be by the deeded acre and the Seller shall not be obligated to furnish a survey.
- The land is selling subject to tenant's rights. The land is rented for the 2021 crop year on a 50/50 crop share basis. The buyer will receive 50% of the crop. The buyer will also be responsible for 50% of the input costs & will reimburse any expenses already paid for the 2021 crop year.
- It shall be the buyer's responsibility to serve notice to the tenant prior to September 1, 2021, if so desired.
- It shall be the obligation of the buyer to report to the Johnson 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.
- 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.

## Real Estate Auction

**TIMED ONLINE**

### MUSCATINE, IOWA

2714 Spinning Wheel Court, Muscatine, IA 52761

Opens: Wednesday, January 20

**CLOSES: WED, JANUARY 27, 2021 AT 4PM**

Open House: Wednesday, January 13th from 4-5PM



### Three Bedroom Home

This home is ideal for a remodel makeover! This ranch style home offers 1,092 sq. ft. of living space on the main level. The main level features a kitchen with adjoining dining room, living room, main bedroom with ½ bath, two bedrooms and an unfinished bathroom. The basement has a family room, office, storage room and a laundry room. Amenities of the home include an attached single car garage, high efficient gas forced air furnace with central air and a 70'x120' lot.

**Included:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Lawn shed.  
**Not included:** All personal property.

**Assessed Value:** \$128,680.00

**Real Estate Taxes:**  
Gross \$2,652.07 - Homestead Cr. (\$185.05) = Net \$2,468.00 (rounded)

**Terms:** 10% down payment on January 27, 2021. Balance due at closing with a projected date of March 12, 2021, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of March 12, 2021. **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.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- 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 acknowledges that buyer has carefully and thoroughly inspected the real estate and is 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 condition of the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

## Timed Online Personal Property Auction

Opens: Wed, January 20 / **CLOSES: WED, JANUARY 27, 2021 AT 4:30PM**

Loadout: Friday, January 29th from 1-4PM

**VEHICLES**

2014 Ford Fusion SE, 63,213 miles, EcoBoost, 4 dr., cloth, sunroof, touch screen display, power windows, power locks, P235/50R17 tires

1999 Ford F150 XL, 126,869 miles, ext.cab, 2WD, 4.2L, 5 spd. manual, 7' bed, cloth, AM/FM, Leer topper, P235/70R15 tires (Possible fuel leak problem)

**LAWN MOWERS**

Husqvarna P-ZT60, zero turn mower, hrs. unknown, Kawasaki FX751V, 60" deck  
Husqvarna, zero turn mower, 774 hrs., Kohler motor, 60" deck (condition unknown)

**TOOLS & MORE!!**



### Dusty R. Brown Estate

Farmers & Merchants Bank & Trust – Executor | Kelli S. Johnson – Trust Officer

Sara L. Haas – Attorney for Estate

For information contact Nate Larson at Steffes Group, 319.385.2000 or 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.

