

MUSCATINE COUNTY, IOWA

LAND AUCTION

TIMED ONLINE

OPENS: Wednesday, March 17th

CLOSES: Wednesday, March 24, 2021 AT 4PM



Land is located 6 miles northeast of Muscatine, IA on Highway 61

Muscatine, Iowa

80.16[±]

taxable acres - 1 tract

FSA indicates: 59.28 acres tillable.
Corn Suitability Rating 2 is 41.1 on the tillable acres.
Located in Section 2, Sweetland 'E' Township, Muscatine County, Iowa.

Not included: Deer stands.

Tax parcels: 0902100017, 0902100004, 902300002

Real Estate Taxes:

Gross \$1,216.79 - Ag. Credit (\$49.40) = Net \$1,166.00 (Rounded)

Selling Free and Clear for 2021



Terms: 10% down payment on March 24, 2021. Balance due at final settlement with a projected date of May 7, 2021, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of May 7, 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 buyer's premium of \$1,000. This will be added to the total bid amount to arrive at the total contract purchase price.
- The farm will be sold by the taxable acre, with the multiplier being 80.16. The Seller shall not be obligated to furnish a survey.
- 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 Seller has 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 Muscatine 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 shall 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.

TIMED ONLINE EQUIPMENT AUCTION

BIDDING CLOSES: WEDNESDAY, MARCH 24, 2021 AT 3PM

- John Deere 8440, 4WD
- International 1466, 2WD, diesel, cab, 2 hyd., 3 pt., 540/1000 PTO, 18.4-38 rears
- Hesston, mower conditioner, 13', center pivot
- Kuhn SpeedRake SR112G11, wheel rake, 12-wheel
- (2) Dirt Scraper, 7', pull-type
- Tile Plow, 3-boots/ 4", 6", 8" laser guided

Complete details online at SteffesGroup.com

EQUIPMENT LOCATED AT 3672 Highway 61, Blue Grass, IA

Lyndall Winter

For information contact Jerry Roth at Steffes Group, 319.385.2000 or 319.750.3269

Stockton Realty Co.

Christopher L. Surls - Attorney for Seller

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.

