

JASPER COUNTY, IOWA

LAND & HOME AUCTION

Baxter, Iowa

THURSDAY, FEBRUARY 25, 2021 AT 10AM

Auction to be held at the Baxter Community Center, 203 S. Main Street, Baxter, Iowa.
Land is located 5 miles west of Baxter on Highway F17.

Selling Free & Clear for 2021

251±

ACRES - 4 TRACTS

Open House

Thursday, February 11th, from 10-11AM

TRACT 1 – 131 ACRES M/L, Subject to final survey

FSA indicates: 115.51 acres tillable.

Corn Suitability Rating 2 of 71.3 on the fillable.

Located in Section 24, Clear Creek Township, Jasper County, Iowa.

TRACT 2 – 97 ACRES M/L, Subject to final survey

This tract offers a potential building site on a hard surfaced road!

FSA indicates: 32.31 acres tillable, balance being pasture, pond, timber & two sheds.

Corn Suitability Rating 2 of 64.3 on the fillable.

Located in Section 24, Clear Creek Township, Jasper County, Iowa.

TRACT 3 – 20 ACRES M/L, Subject to final survey

This would make a great recreational and hunting property with timber and Clear Creek running through the property.

Located in Section 24, Clear Creek Township, Jasper County, Iowa.

TRACT 4 – TWO STORY HOME ON 3 ACRES M/L, Subject to final survey

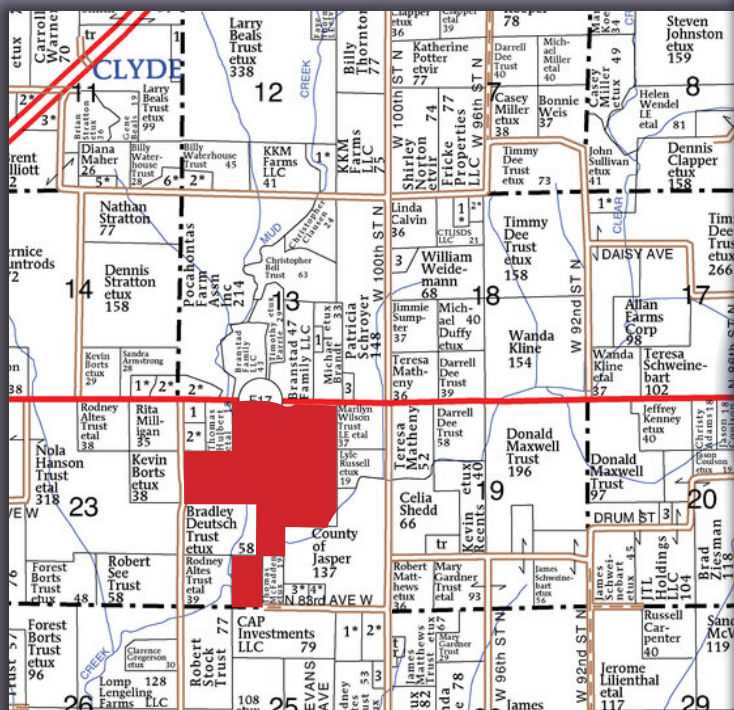
Located at 8792 W 108th Street N, Mingo, Iowa.

This acreage offers a 2 story home built in 1898 with 1,616 total sq.ft. This primitive home has four bedrooms, living room, kitchen and a bath. Buildings include a barn, machine shed and other smaller buildings. The property is serviced by a shared well with Tract 2.

Included: Any item present on the day of closing.

Not included: LP tank, Wire Corn Cribs, Appliances, All personal property.

ONLINE BIDDING AVAILABLE!



Soil Maps & FSA information available online at SteffesGroup.com

Terms: 10% down payment on February 25, 2021. Balance due at final settlement with a projected date of April 9, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of April 9, 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.

The following taxes are approximate and will be used to prorate at closing:

Tract 1 - \$4,411.00 Net (Approx.) Tract 3 - \$362.00 Net (Rounded)
Tract 2 - \$2,516.00 Net (Approx.) Tract 4 - \$691.00 Net (Approx.)

Special Provisions:

- The seller has served termination to the tenant on the tillable & pasture ground and is selling free and clear for the 2021 farming season.
- It shall be the obligation of the buyer(s) to report to the Jasper County FSA office and show filed deed(s) in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. Final tillable acres.
- All tracts will be surveyed by a licensed surveyor. Tracts 1, 2 & 3 will be sold by the acre with gross surveyed acres being the multiplier for said tracts. Tract 4 will be sold lump sum price. If the recorded survey is different than the announced gross surveyed acres, adjustments to the final contract price will be made accordingly at closing only on Tracts 1-3, where the gross surveyed acres were used for the multiplier. No adjustments will be made on Tract 4, as it is selling lump sum price.
- Tract 2 has two sand point wells with one electric meter. The west sand point supplies Tract 4, the east sand point supplies Tract 2. Tract 2 will have a sand point well easement/maintenance/electricity agreement, whereas Tract 4 will have 100% use of the west sand point well and 100% of the maintenance/repair costs of the west sand point well. Electricity will be shared 50/50 between Tract 2 & 4. Said agreement will be posted online prior to the day of the auction.

- An ag easement for ingress/egress will be established along the lane of Tract 4 in favor of Tract 2.
- Tract 2 has an easement for ingress/egress in favor of the property owner to the south.
- 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 of Tract 4 shall bear the responsibility and expense to have the septic system pumped & inspected, prior to closing, as required by the Iowa DNR. It shall also be the buyer's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with Jasper County & Iowa Laws & regulations. Prior to closing, the buyer shall acquire the proper paperwork required by the Jasper County Sanitarian for the septic system.
- The buyer(s) shall be responsible for any fencing in accordance with Iowa state law.

- 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 installing his/her own entrances if needed or desired.
- If in the future a site clean-up is required, it shall be at the expense of the buyer(s).
- 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. Duane Norton, sales representative is related to the Sellers.
- Any announcements made the day of sale take precedence over advertising.

Warner Family

Ronald Warner – Power of Attorney | Mark A. Otto - Attorney for Sellers

For information contact Duane Norton at Steffes Group at 641.423.1947 or 515.450.7778

SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 641.423.1947

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