

APPANOOSE COUNTY, IOWA

LAND AUCTION

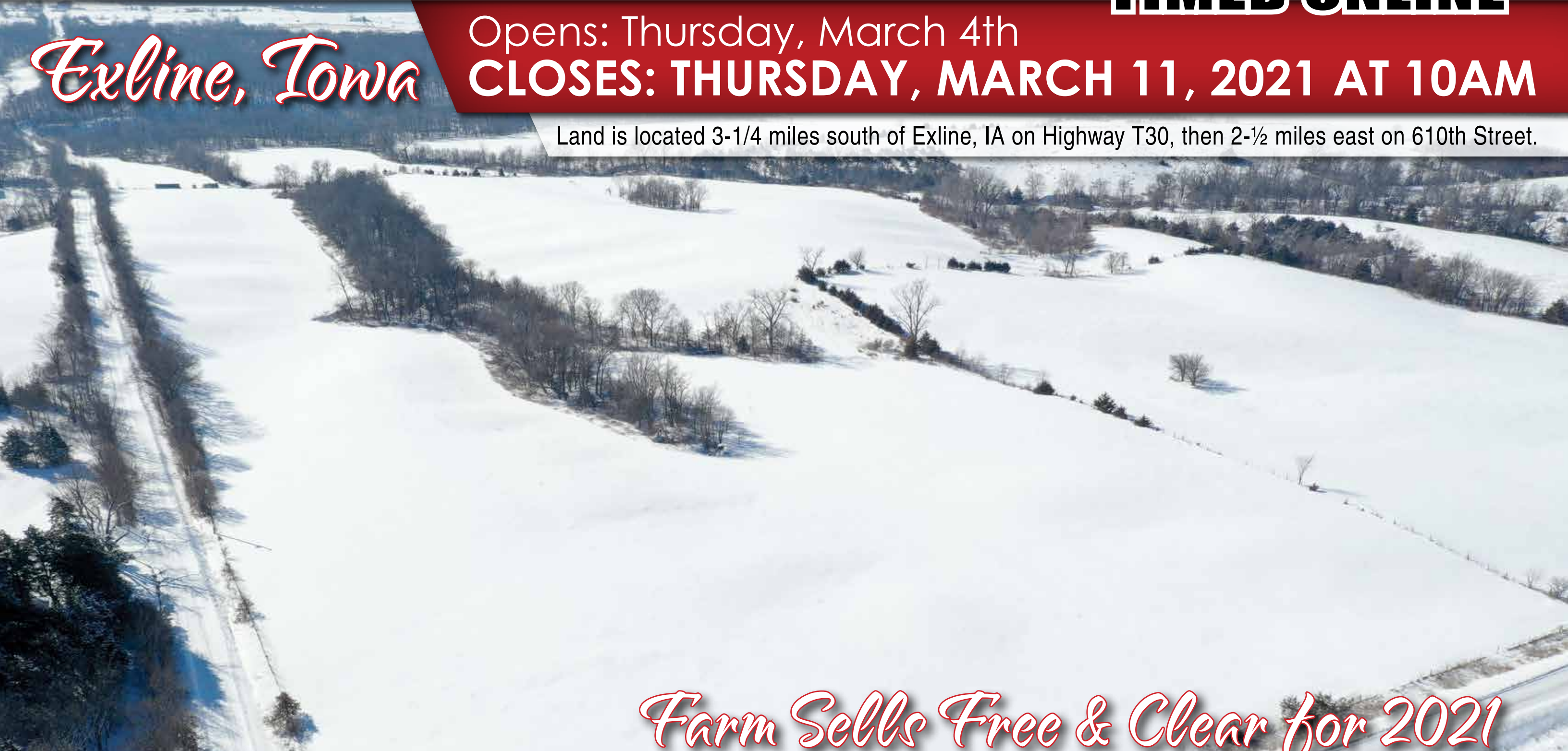
TIMED ONLINE

Exline, Iowa

Opens: Thursday, March 4th

CLOSES: THURSDAY, MARCH 11, 2021 AT 10AM

Land is located 3-1/4 miles south of Exline, IA on Highway T30, then 2-1/2 miles east on 610th Street.



Farm Sells Free & Clear for 2021



ALL LINES AND BOUNDARIES ARE APPROXIMATE



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135.65 Taxable Acres M/L

Here is a great opportunity to purchase a farm perfect for hunting and recreation, along with a pond & pasture ground. This farm also has a 26'x34' old barn with a lean to.

FSA indicates: 106.47 acres tillable.

Corn Suitability Rating 2 is 29.5 on the tillable acres.

Located in Section 23, Caldwell Township, Appanoose County, Iowa.

Real Estate Taxes: Net \$1,678.00 (Rounded)

one tract

135.65±
taxable acres

Terms: 10% down payment on March 11, 2021. Balance due at final settlement with a projected date of April 26, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of April 26, 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 bid amount to arrive at the total contract purchase price.
- Bidding on the land will be by the acre. The multiplier used to determine the total bid amount will be taxable acres of 135.65. 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 land is selling free and clear for the 2021 farming season.
- It shall be the obligation of the buyer to report to the Appanoose 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.

Alice Pauline Parks Trust

Teresa Dickinson - Trustee | Tom Anders - Attorney for Trust

For information contact Terry Hoenig at Steffes Group, 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.

