

Land Auction

MUSCATINE COUNTY, IOWA

341±

acres - 5 tracts
subject to final survey

Online Bidding
Available!

Auction to be held at the American Legion, 300 N Devoe Street, Lone Tree, IA 52755

Tracts 1-3 are on the west edge of Nichols on Highway 22. Tracts 4 & 5 are located 1 mile west of Nichols on Highway 22, then 1/2 mile south on 180th Street.

FRIDAY, APRIL 30, 2021 AT 10AM

"Selling Choice with the Privilege"

Tracts 1, 2, 3, 4 & 5 will be sold price per surveyed acre and will be selling Choice with the Privilege.

High bidder may take Tract 1, Tract 2, Tract 3, Tract 4, Tract 5 or any combination of tracts, times their high bid. This will continue until all tracts are sold. Tracts will not be recombined.

TRACT 1 - 68 Acres M/L - Subject to final survey

FSA indicates: 65.03 acres tillable.
Corn Suitability Rating 2 of 74.1 on the tillable.
Located in Section 9, Pike 'W' Township, Muscatine County, Iowa.

TRACT 2 - 85 Acres M/L - Subject to final survey

Approx. 80 acres tillable.
Corn Suitability Rating 2 of 76.7 on the tillable.
Located in Section 9, Pike 'W' Township, Muscatine County, Iowa.

TRACT 3 - 86 Acres M/L - Subject to final survey

Approx. 80 acres tillable.
Corn Suitability Rating 2 of 68.9 on the tillable.
This tract also has an older 4 bedroom home with 1,568 total sq.ft. of living space, built in 1894.
Home address is 1241 Highway 22. Land is located in Section 9, Pike 'W' Township, Muscatine County, Iowa.
Not included: LP tank, All tenant's personal property.

TRACT 4 - 82 Acres M/L - Subject to final survey

Approx. 80 acres tillable(used as pasture).
Corn Suitability Rating 2 of 66.5 on the tillable.
Located in Sections 8 & 17, Pike 'W' Township, Muscatine County, Iowa.

TRACT 5 - 21 Acres M/L - Subject to final survey

Potential building site with approx. 12 acres tillable(used as pasture) & pond.
Corn Suitability Rating 2 of 54.9 on the tillable.
Located in Section 8, Pike 'W' Township, Muscatine County, Iowa.

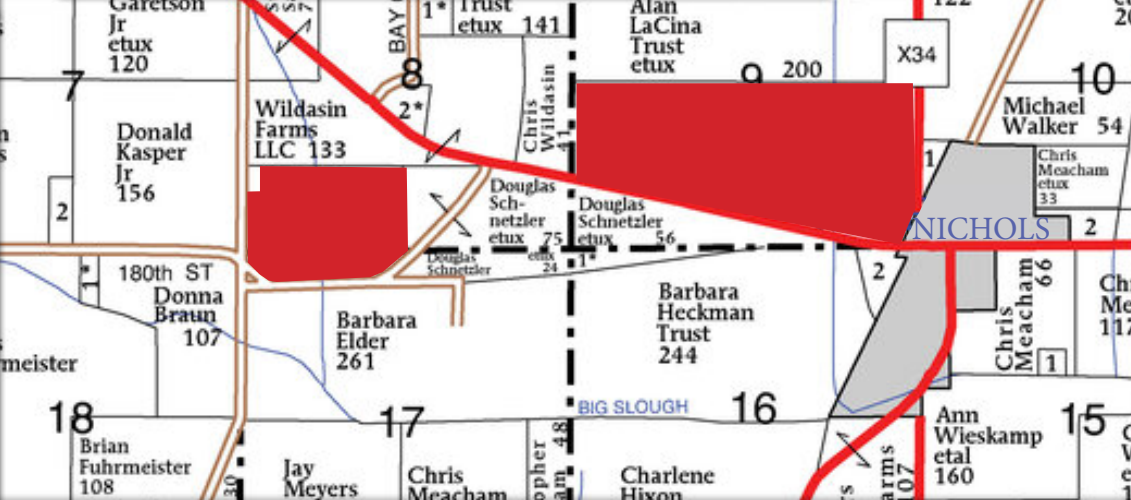
Special Provisions:

- Tracts 1-3 are cash rented for the 2021 farming season. A copy of the lease agreement will be posted at www.steffesgroup.com. The cash rent is \$190/tillable acre with an additional flexible lease provision that may be due over and above the above cash rent. The Buyer's will receive 100% of the flexible lease payment, which is due December 1, 2021 from the tenant. The Buyer(s) will also receive the second half cash rent payment from the tenant, due September 1, 2021 as follows: Tract 1 - \$6,177.00 | Tract 2 - \$7,673.00 | Tract 3 - \$7,600.00
- Tracts 1-3, it shall be the responsibility of the Buyer to serve tenant notice, prior to September 1, 2021, if so desired.
- Tracts 4 & 5, the seller has served termination to the tenant on the pasture ground and is selling free and clear for the 2021 farming season.
- The tenants of the home on Tract 3 have been served termination notice and the home will be vacated by closing.

Open House Friday, April 23rd, from 10-11AM



Nichols, Iowa



View Soil Maps & FSA Information Online at SteffesGroup.com

Terms: 10% down payment on April 30, 2021. Balance due at final settlement with a projected date of June 14, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of June 14, 2021 (Subject to tenant's rights on Tracts 1-3).

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 - \$2,452.00 Net (Approx.)	Drainage Tax
Tract 2 - \$2,998.00 Net (Approx.)	Tract 1 - \$82.00
Tract 3 - \$3,970.00 Net (Approx.)	Tract 2 - \$119.00
Tract 4 - \$1,848.00 Net (Approx.)	Tract 3 - \$121.00
Tract 5 - \$482.00 Net (Approx.)	

- It shall be the obligation of the Buyer(s) to report to the Muscatine 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, 4 & 5 will be sold by the acre with gross surveyed acres being the multiplier for said tracts. If the recorded survey is different than the announced gross surveyed acres, adjustments to the final contract price will be made accordingly at closing.
- 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 3 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 Muscatine County & Iowa Laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the Muscatine 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.
- Any announcements made the day of sale take precedence over advertising.

CRAIG A. MEACHAM Tracts 1-3 AND CHRIS & DEE DEE MEACHAM Tracts 4-5

Jamie Bosten - Attorney for Sellers

For information contact Russ Lamp of Steffes Group, 319.385.2000 or 319.212.0774

SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

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