

LAND, CATTLE FACILITY & HOG FINISHING FACILITY

AUCTION

Allamakee County, Iowa

OPEN HOUSE
Wednesday, May 26th
from 1-2 PM

Online Bidding Available

150±

ACRES - 3 TRACTS

WEDNESDAY, JUNE 9, 2021 AT 1PM

TRACT 1 – CATTLE FACILITY ON 8 ACRES M/L (Subject to final survey)

- 65'x182' cattle confinement building; currently divided into 6 bays with 2 feeding lanes with concrete feed bunks, (3) waterers & back curtain, built in 2014
- 44'x80' barn w/ lean to, with fenced feedlot, concrete feed bunks & waterer
- 30'x46' barn w/ lean to, with crowding tub, squeeze chute & loading chute
- Fenced lot with waterer between confinement building & barn
- 60'x120'x8' silage bunker, built in 2017
- 15'x47' commodity shed, built in 2014, attached to a 36'x22' building
- 16'x34' commodity shed
- Approx. 3 acres tillable with a Corn Suitability Rating 2 of 50.6 on the tillable

Please note: The cattle facility is currently in use, but will be vacant on the day of closing. Tract 1 will have manure rights on the tillable land of Tract 2. Buyer of Tract 1 will have the option to purchase up to 200 acres of corn from Derek Bentien for the Yield/Acre times the price per bushel offered by IAS for Mississippi River delivery on the day it is chopped, with corn to be paid for in cash prior to chopping.

Included: Loading chute, Attached & unattached fencing, Concrete fence line bunks, Fuel barrel, All other items present on the day of closing.

Not included: Crowding tub, squeeze chute, Silage, Commodities, Hay bales, Unattached guard rail, Poly tanks, All farm machinery & attachments.

TRACT 2 – 137 ACRES M/L (Subject to final survey)

Approx. 123 acres tillable.
Corn Suitability Rating 2 is 47.6 on the tillable.
Located in Section 21, Franklin Township, Allamakee County, Iowa.
Not included: 2021 crops, Hay bales.

TRACT 3 – 1,200 HEAD HOG FINISHING FACILITY ON 5.01 SURVEYED ACRES

This tract offers a 1,200 head hog confinement building built in 2004.
FSA indicates: 3.55 acres tillable.
Corn Suitability Rating 2 is 82.2 on the tillable.
Located in Section 20, Franklin Township, Allamakee County, Iowa.
Please note: Tract 3 hog building is currently in use, but will be vacant on the day of closing.
Included: (2) Bulk bins, Backup generator, Loading chute, 1,000 LP tank, All other items present on the day of closing. **Not included:** 2021 crops.

LUANA, IOWA - Tracts 1 & 2 are located 4 miles north of Luana on Diplomat Road/Forest Mills Road, then 1 ¼ miles east on Jackson Hollow Drive, then ¼ miles north on Fuel Hollow Road to 317 Fuel Hollow Road, Luana, Iowa.
Tract 3 is located to 4 miles north of Luana on Diplomat Road/Forest Mills Road, then 1 mile east on Jackson Hollow Drive, then ½ mile north on Shady Land Road to 340 Shady Lane Road, Postville, Iowa.

Auction to be held at Monona Community Center, 104 S. Egbert Street, Monona, IA 52159



T1



T1



T2



T2



T3



T3

Terms: 10% down payment on June 9, 2021. Balance due at closing with a projected date of July 23, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of July 23, 2021 (Subject to tenant's rights on the tillable land).

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.

Tract 1 – Part of Tax Parcel 2021300011
Net Taxes: \$789.00 (Approx.)

Tract 2 – Part of Tax Parcel 2021300011
Net Taxes \$3,289.00 (Approx.)

Tract 3 – Tax Parcels 2020300008 & 2020300010
Net Taxes: \$510.00 (Rounded)

Special Provisions:

- The tillable land on Tracts 2 & 3 are cash rented for the 2021 farming season. The Buyer(s) will receive the second half of the cash rent payment from the Seller due September 1, 2021 as follows:
Tract 2 – \$15,375.00 (\$125 x 123 acres)
Tract 3 – \$443.75 (\$125 x 3.55 acres)
- Tracts 2 & 3, it shall be the responsibility of the Buyer(s) to serve tenant notice, prior to September 1, 2021, if so desired.
- It shall be the obligation of the Buyer(s) to report to the Allamakee County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. Final tillable acres to be determined by the FSA office.
- Tract 1 will be sold lump sum price. Tract 1 will be surveyed by a licensed surveyor, prior to closing. If the recorded surveyed acres of Tract 1 is different than the stated acres, no adjustments will be made to the final contract price on Tract 1, as it is selling lump sum price.

- Tract 2 will be surveyed by a licensed surveyor and gross surveyed acres will be the multiplier for Tract 2. If the recorded survey is different than the announced gross surveyed acres, adjustments to the final contract price will be made accordingly at closing on only Tract 2, where the gross surveyed acres were used for the multiplier.
- Tract 3 will be sold lump sum price. Tract 3 has a recorded survey in 2016 & 2004.
- If Tracts 1 & 2 are two separate buyers, then Tract 2 will have a Manure Application Easement on the tillable land, in favor of Tract 1.
- 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.
- 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 any fencing in accordance with Iowa state law.
- 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 Buyers acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyers 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.



HORIZON FARMS, LLC AND DEREK A. & TARAH BENTIENT

Joseph A. Peiffer – Attorney for Sellers

For information contact Nate Larson at Steffes Group, 641.423.1947 or 319.931.3944

SteffesGroup.com

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

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