

WRIGHT COUNTY, IOWA

LAND AUCTION

TIMED ONLINE

Opens: Wednesday, July 7

Closes: Wednesday, July 14, 2021 at 3PM

Kanawha, Iowa

120±

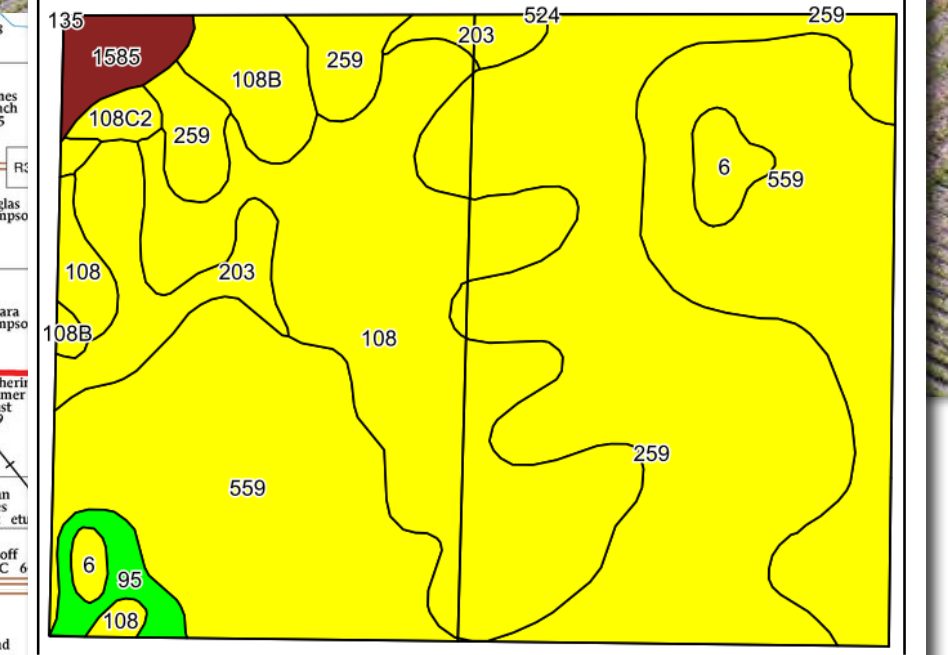
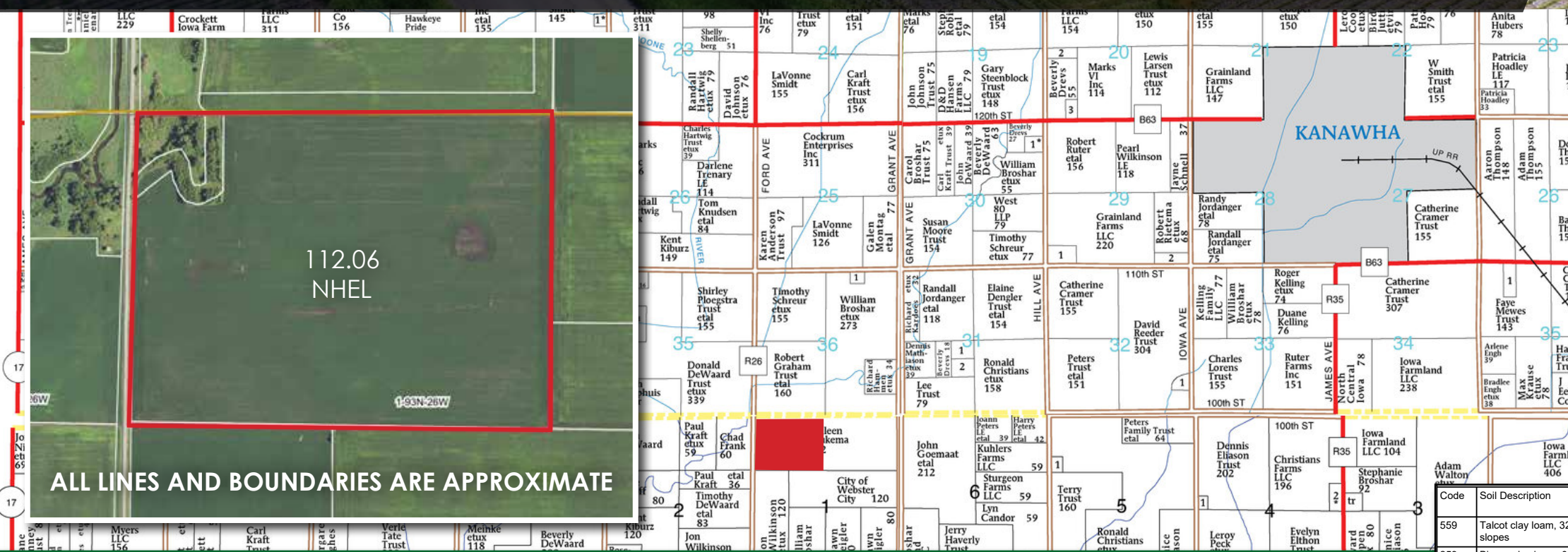
ACRES, 1 TRACT

ONE TRACT

120± ACRES

FSA indicates: 114.65 acres tillable, with 112.06 acres in row crop production. Corn Suitability Rating 2 is 54.3 on the tillable acres. Located in Section 1, Boone Township, Wright County, Iowa. Not included: 2021 Crops

Land is located 4 miles west of Kanawha on 120th Street, then 2 miles south on Ford/Franklin Avenue.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR	Oats	Spring wheat
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	38.16	32.2%				Ilw	54	70
259	Biscay clay loam, 0 to 2 percent slopes	35.91	30.3%				Ilw	52	75
108	Wadena loam, 0 to 2 percent slopes	27.81	23.5%				Ilw	56	54
203	Cylinder loam, 0 to 2 percent slopes	6.10	5.2%				Ilw	58	78
108B	Wadena loam, 2 to 6 percent slopes	3.62	3.1%				Ilw	52	49
1585	Spillville-Coland complex, channeted, 0 to 2 percent slopes	2.17	1.8%				Vw	30	25
95	Harpis clay loam, 0 to 2 percent slopes	1.89	1.6%				Ilw	72	62
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.89	1.6%				Ilw	59	57
108C2	Wadena loam, 6 to 12 percent slopes, moderately eroded	0.81	0.7%				Ilw	44	24
		Weighted Average					53.9	65.9	0.8

Terms: 10% down payment on July 14, 2021. Balance due at final settlement with a projected date of August 31, 2021, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of August 31, 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.
Real Estate Taxes:
 Tax parcels 0101100001 & 0101100002: Gross \$2,141.17 - Credits (\$87.10) = Net (Rounded) \$2,054.00
 2020-2021 Drainage Assessment: \$5

- Special Provisions:**
- The farm is cash rented for the 2021 farming season. The Seller shall retain 100% of the cash rent for 2021.
 - It shall be the responsibility of the Buyer to serve tenant notice, prior to September 1, 2021, if so desired.
 - 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.
 - 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 farm will be sold by the acre, with 120 being the multiplier used to determine the total bid amount. 120 is the gross acres from the Wright County Assessor's Beacon website.
 - The Seller shall not be obligated to furnish a survey.
 - It shall be the obligation of the Buyer to report to the Boone 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.
 - All mineral rights, if any, held by Seller will be transferred upon closing.
 - 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 condition of the real estate.
 - Steffes Group, Inc. is representing the Seller.
 - Any announcements made the day of sale take precedence over advertising.

CHARLES MAC BEUKEMA

David J. Siegrist - Attorney for Seller

For information contact Steffes Group at 641.423.1947;
 Mason Holvoet at 319.470.7372 or Nate Larson at 319.931.3944

SteffesGroup.com

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