

# MULTI-TRACT Land Auction

Linn County, Iowa

T1

*Buyer to Receive 2nd Half Cash Rent!*

**THURSDAY, JULY 15, 2021 AT 10AM**

**150±**  
acres  
sells in 2 tracts

**TODDVILLE, IOWA**

Auction held at the Toddville American Legion Hall,  
3275 Otter Road, Toddville, IA 52341

Land is located 1 mile west of Toddville on Toddville Road/Highway E34, then 1 ¼ miles north on Standlea Road, then east on Hagerman Road.



*"Selling Choice with the Privilege"*

Tracts 1 & 2 will be sold price per surveyed acre and will be selling Choice with the Privilege. High bidder may take Tract 1 or Tract 2 or Both Tracts, times their high bid. This will continue until both tracts are sold. Tracts will not be recombined.

**TRACT 1 – 72 ACRES M/L (Subject to final survey)**

FSA information: 72.09 acres tillable.

Corn Suitability Rating 2 is 78.3 on the tillable acres.

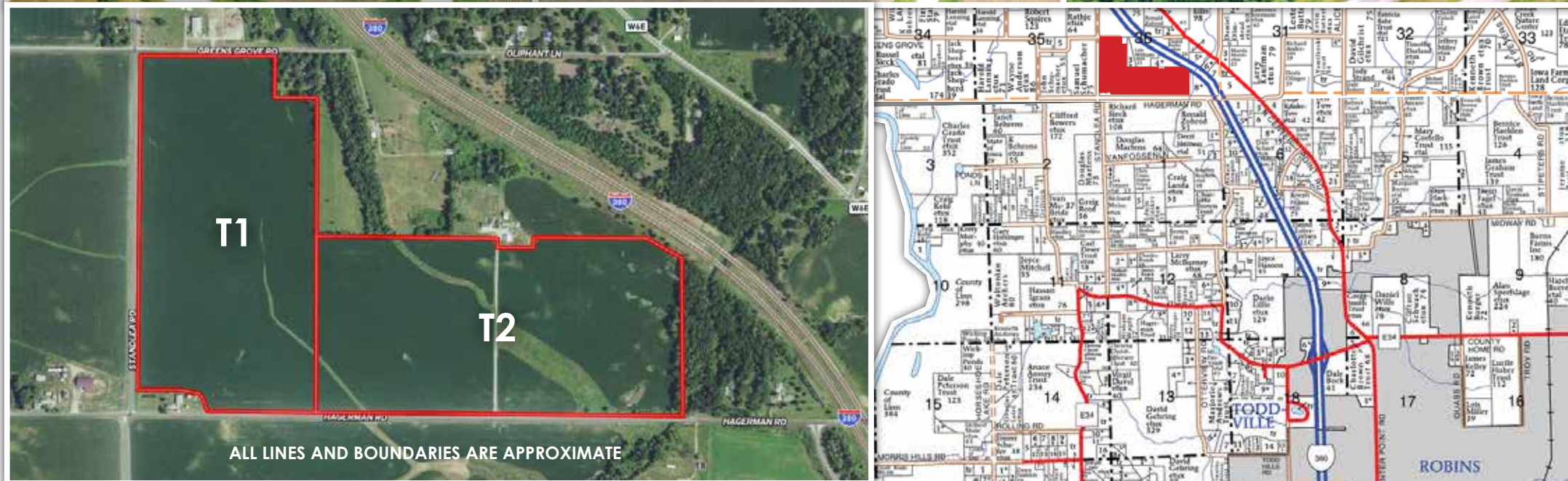
Located in Section 36, Washington Township, Linn County, Iowa.

**TRACT 2 – 78 ACRES M/L (Subject to final survey)**

FSA information: 76.8 acres tillable of which 6.08 acres are in the CRP program as follows: 6.08 acres at \$290.71 = \$1,768.00 and expires on 9-30-2024.

Corn Suitability Rating 2 is 61.6 on the tillable acres.

Located in Section 36, Washington Township, Linn County, Iowa.



**Terms:** 10% down payment on July 15, 2021. Balance due at final settlement with a projected date of October 1, 2021, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of October 1, 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. The following taxes are approximate and will be used to prorate at closing:

Tract 1 – Tax Parcel 53632600200000, Part of Tax Parcel 053635100100000: \$2,841.00 Net (Approx.)

Tract 2 – Tax Parcels 53637600100000, 53637600200000, 53645100200000: \$2,402.00 Net (Rounded)

**Special Provisions:**

- Tracts 1 & 2 are cash rented for the 2021 farming season. The Buyer(s) will receive the second half of the cash rent payment from the tenant, due September 1 as follows: Tract 1 - \$6,316.31, Tract 2 - \$6,196.19
- Tracts 1 & 2, 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 Linn 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. CRP prorate.
- Buyer agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer agrees to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer further agree to indemnify and hold harmless the Sellers for any recovery sought by the FSA due to actions of Buyer, which would violate the requirements of the CRP. In the event the Buyer elects to take the ground out of CRP, the Buyer will be responsible to the Seller for any prorate of the CRP payment that the Seller would have received.

*Soil Maps and FSA Information available online at [SteffesGroup.com](http://SteffesGroup.com)*

- Tracts 1 & 2 will be surveyed by a licensed surveyor. Tracts 1 & 2 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.
- Tracts 1 & 2 will be selling subject to the final approval of a subdivision, required by Linn County.
- 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(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).
- 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(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.

**DELORES MCCORMICK REVOCABLE TRUST**

Travis J. Schroeder of Simmons Perrine Moyer Bergman PLC - Attorney for Seller

For information contact Steffes Group at 319.385.2000;

Mason Holvoet at 319.470.7372 or Nate Larson at 319.931.3944

*Online Bidding Available!*

**SteffesGroup.com**

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

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