

TIMED ONLINE Land Auction

Fayette County, Iowa

Opens: Wednesday, October 27th

Closes: Wednesday, November 3, 2021 at 1PM

Castalia, Iowa

Land is located ¾ miles west of Castalia on Highway 52, then 3 miles south on 150th Avenue/ Eastern Road to 30096 Eastern Road, Castalia, IA.

Tract 1 – 160 Deeded Acres M/L

This tract has two ponds. Buildings include a 34'x64' barn, 36'x70' utility building and a 16'x48' hog shed with attached 16'x42' shed, 12'x14' shed and a silo.

Approx. 72 acres M/L in CRP with an annual payment of approx. \$15,800.

Corn Suitability Rating 2 is 42.6 on the tillable acres.

Located in Section 5 of Clermont Township, Fayette County, Iowa.

Included: Any item present on the day of closing.

Not included: Cargo trailer, Vehicles, Farm equipment.

Tract 2 – 179.517 Deeded Acres M/L

Approx. 133 acres M/L in CRP with an annual payment of approx. \$34,800.

Corn Suitability Rating 2 is 48.8 on the tillable acres.

Located in Section 8 of Clermont Township, Fayette County, Iowa.

FSA info on the Entire Farm:

FSA indicates: 236.25 tillable acres of which 205.71 acres are in the CRP program as follows:

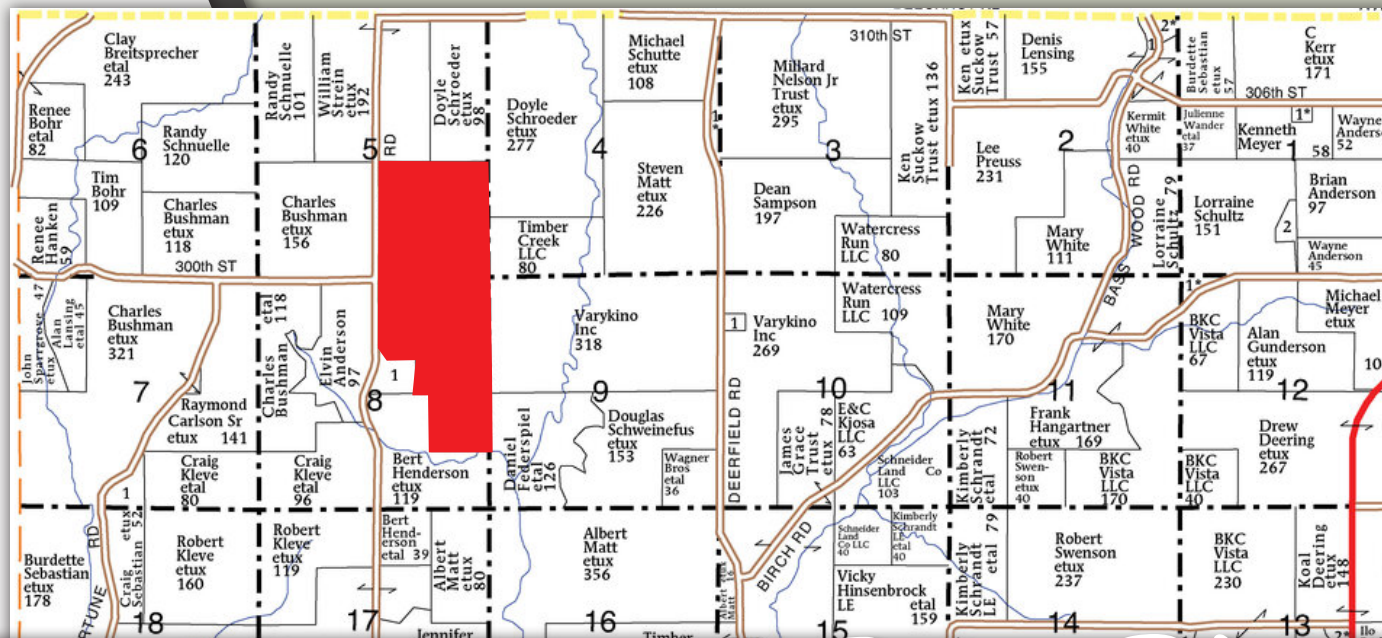
Enrolled Acres	Rate	Total	Expires
134.89	\$284.10	\$38,322.00	9-30-2025
35.81	\$207.77	\$7,440.00	9-30-2029
24.32	\$153.00	\$3,721.00	9-30-2030
7.01	\$66.00	\$463.00	9-30-2033
3.05	\$156.80	\$478.00	9-30-2029
0.63	\$281.86	\$178.00	9-30-2026
Contract Totals =		\$50,602.00	

Open House:
October 20th
from 1-3PM

2 Tracts
339.517 ± acres

Auctioneer's Note: If you are looking for a unique hunting & recreational property with CRP income & harvestable timber, this is your farm! Take advantage of this excellent hunting farm with a total CRP income of \$50,602 per year. The timberland includes "Black Gold" walnut timber. The timber on this farm has NOT been harvested and there is an abundance of mature walnut trees which were strategically planted for easy access. Owner confirms the standing timber has significant value.

Mayo Knock has been awarded numerous conservation and environment awards over the past 60 years, which has created a perfect habitat for whitetail, pheasant & turkey. This farm offers detailed conservation practices with part of the CRP enrolled in the Iowa Pheasant Recovery for Wildlife Enhancement (SAFE).



ALL LINES AND BOUNDARIES ARE APPROXIMATE



More Photos on Reverse

MAYO KNOCK, LLC

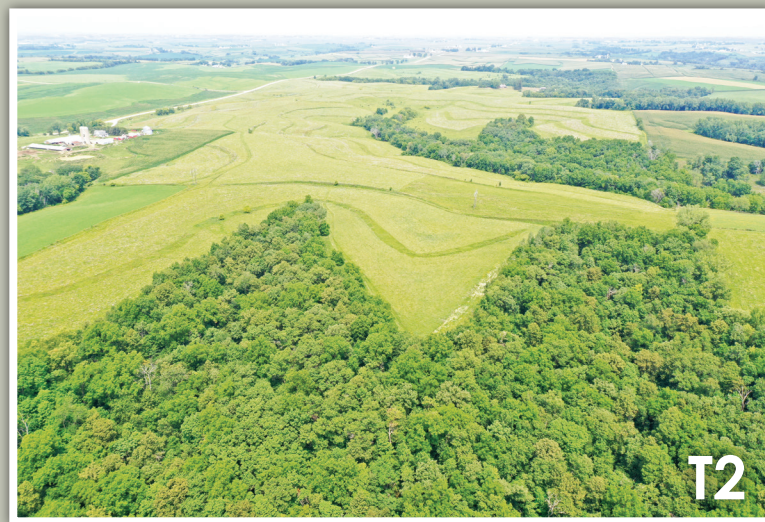
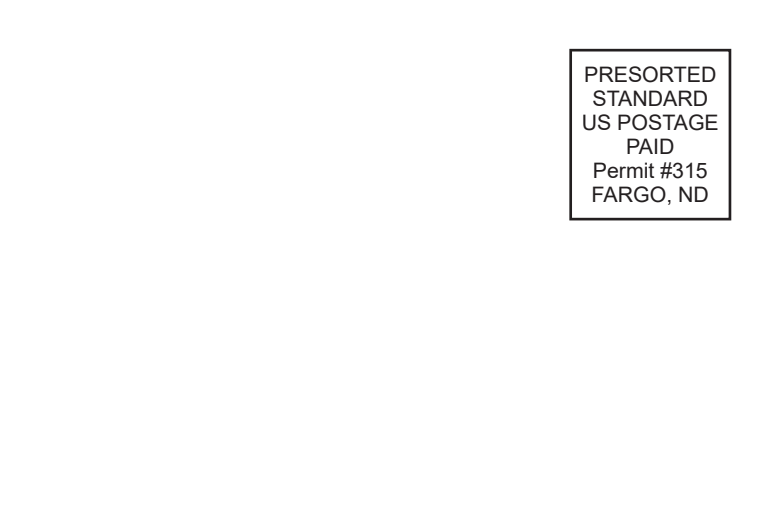
Patrick B. Dillon – Attorney for Seller

For information contact Steffes Group at 319.385.2000;
Mason Holvoet at 319.470.7372 or Nate Larson at 319.931.3944

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.





2245 East Bluegrass Road
Mt. Pleasant, IA 52641
319.385.2000
SteffesGroup.com

PRESORTED
STANDARD
US POSTAGE
PAID
Permit #315
FARGO, ND

2 Tracts
339,517± acres



TIMED ONLINE

Land Auction

Fayette County, Iowa

Opens: Wednesday, October 27th

Closes: Wednesday,
November 3, 2021 at 1PM

SteffesGroup.com



Drone Video, Soil Maps, and FSA Information Available Online at SteffesGroup.com

Terms: 10% down payment on November 3, 2021. Balance due at final settlement with a projected date of December 17, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 17, 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. **Tract 1 – Net \$1,998.00 (Rounded) | Tract 2 – Net \$2,574.00 (Rounded)**

Special Provisions:

- This online auction will have a buyer's premium of \$1,000 per Tract. This will be added to the bid amount to arrive at the total contract purchase price.
- Tracts 1 & 2 will be sold by the acre with deeded acres being the multiplier for said tracts.
- 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.
- Tracts will be tied together with the bidding set to close simultaneously. If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed in the last 4 minutes. Each Tract will stay in bidding extension until there are no more bids placed on any of the Tracts that are tied together.
- The land is selling free and clear for the 2022 farming season.
- It shall be the obligation of the Buyer to report to the Fayette 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. CRP Prorate. D. Final tillable & CRP field acre splits will be determined by the FSA office.
- Buyer(s) agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer(s) 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(s) further agree to indemnify and hold harmless the Sellers for any recovery sought by the FSA due to actions of Buyer(s), which would violate the requirements of the CRP. In the event the Buyer(s) elects to take the ground out of CRP, the Buyer(s) will be responsible to the Seller for any prorate of the CRP payment that the Seller would have received.
- 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 state law.
- The Buyer(s) 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(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.