

Land Auction

Buchanan County, Iowa

Online Bidding Available

LIVE FRIDAY, SEPTEMBER 10, 2021 AT 10AM



**84
CSR2**

INDEPENDENCE, IOWA

From the intersection of Highway 20 & 150, proceed 1/2 mile south on Highway 150, then 1/2 mile west on 240th Street, then 1/2 mile south on Diagonal Blvd.

Auction to be held at the 4-H Building Event Center at the Buchanan County Fairgrounds, 204 12th St. NE, Independence, IA

224.75 ACRES M/L

SELLING IN 1 TRACT

FSA information: 218.89 NHEL acres tillable.

Corn Suitability Rating 2 is 84 on the tillable acres.

Located in Sections 16 & 17, Sumner Township, Buchanan County, IA.

Terms: 10% down payment on September 10, 2021. Balance due at final settlement with a projected date of October 25, 2021, upon delivery of merchantable abstract and deed and all objections have been met. (1.92 acres of Old Railroad Right of Way will be transferred by Quit Claim Deed only)

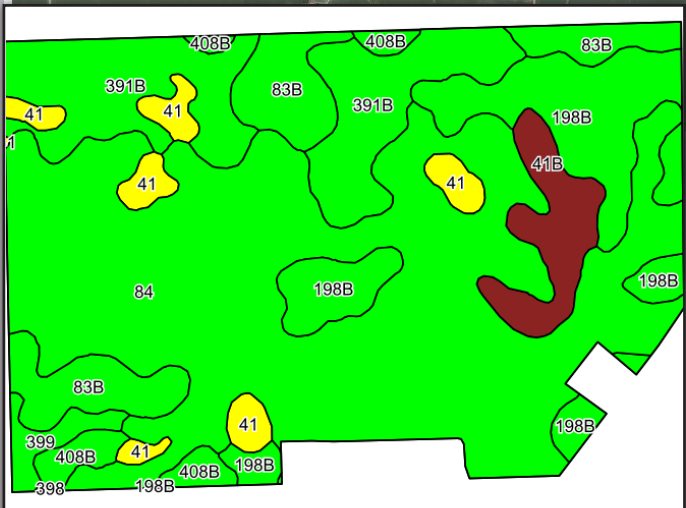
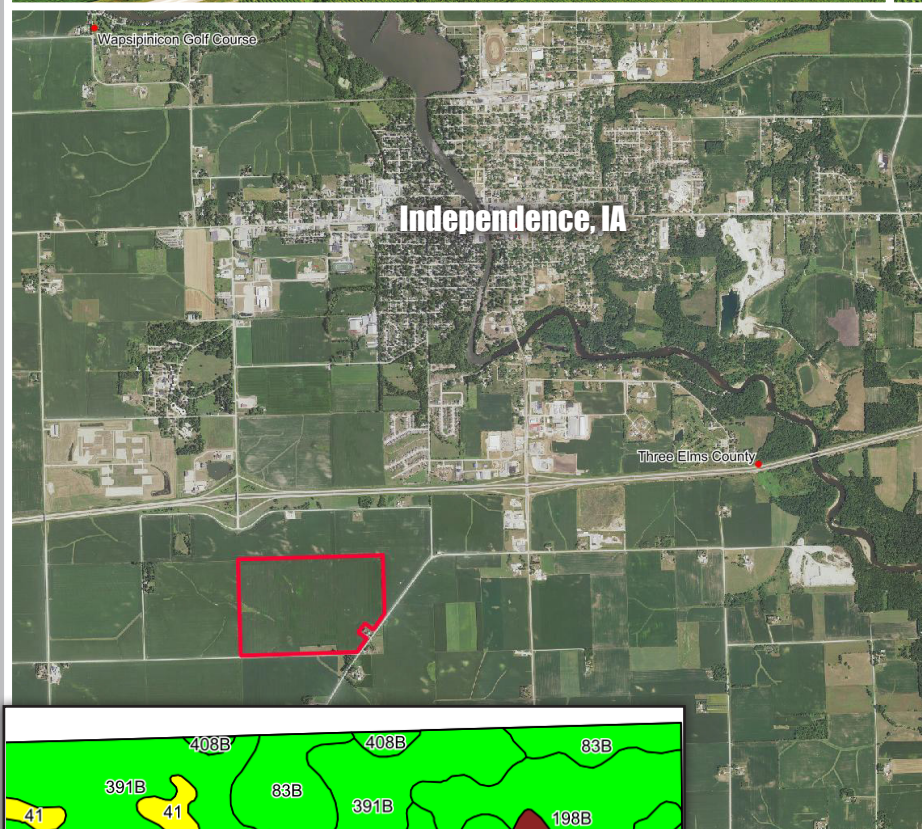
Possession: Projected date of October 25, 2021. (Subject to tenant's rights on the tillable land)

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: \$7,435.00 Net (Approx.)

Special Provisions:

- Seller has served termination to the tenant and the land is selling free and clear for the 2022 farming season.
- It shall be the obligation of the Buyer to report to the Buchanan County FSA office and show filed deed in order to receive the following if applicable:
 - A. Allotted base acres. B. Any future government programs.
- Bidding on the farm will be by the taxable acre. The multiplier used to determine the total bid amount will be the taxable acres, less the net surveyed acres of the homestead not selling. If the recorded surveyed acres of the homestead is different than the previous stated acres, then adjustments to the final contract price will be made accordingly at closing. Seller shall not be obligated to furnish a survey on land being sold.
- 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 entrances 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 to Buyer 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 real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | Irr Class *c | CSR2** | CSR |
|-------------------------|---|--------|------------------|-------------|------------------|--------------|-----------|-------------|
| 84 | Clyde clay loam, 0 to 3 percent slopes | 115.27 | 52.7% | | Ilw | | 88 | 76 |
| 391B | Clyde-Floyd complex, 1 to 4 percent slopes | 31.29 | 14.3% | | Ilw | | 87 | 76 |
| 198B | Floyd loam, 1 to 4 percent slopes | 27.69 | 12.7% | | Ilw | | 89 | 80 |
| 83B | Kenyon loam, 2 to 5 percent slopes | 18.29 | 8.4% | | Ile | | 90 | 86 |
| 41B | Sparta loamy fine sand, 2 to 5 percent slopes | 9.46 | 4.3% | | IVs | Ile | 39 | 40 |
| 41 | Sparta loamy fine sand, 0 to 2 percent slopes | 8.42 | 3.8% | | IVs | Ile | 44 | 45 |
| 408B | Olin fine sandy loam, 2 to 5 percent slopes | 5.34 | 2.4% | | Ile | | 74 | 67 |
| 399 | Readlyn silt loam, 1 to 3 percent slopes | 3.01 | 1.4% | | Iw | | 91 | 91 |
| 398 | Triplot clay loam, 0 to 2 percent slopes | 0.12 | 0.1% | | Ilw | | 82 | 81 |
| Weighted Average | | | | | | | 84 | 74.6 |

Maxine Cappel Estate and Kenneth H. Cappel, Sr. & Dorothy J. Cappel

Kenneth H. Cappel Sr. & Cynthia Swarts – Co-Executors

Benjamin M. Lange - Attorney for Estate

For more information contact Terry Hoenig of Steffes Group, 319.385.2000 or 319.470.7120

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.

