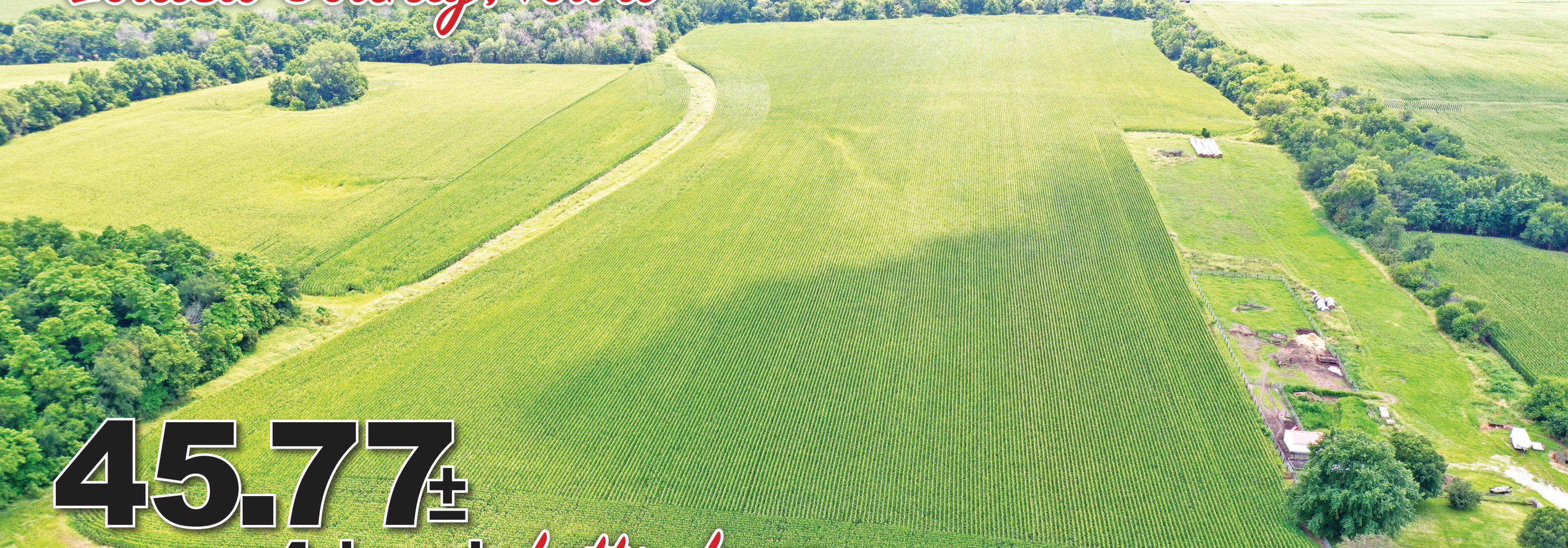


LAND AUCTION

Louisa County, Iowa

TIMED ONLINE



45.77±

acres - 1 tract *Letts, Iowa*

The land is located 1/2 mile west of Letts on County Road G40.

Opens: Tuesday, August 31st / Closes: Tuesday, September 7, 2021 at 1PM



87.4
CSR2!

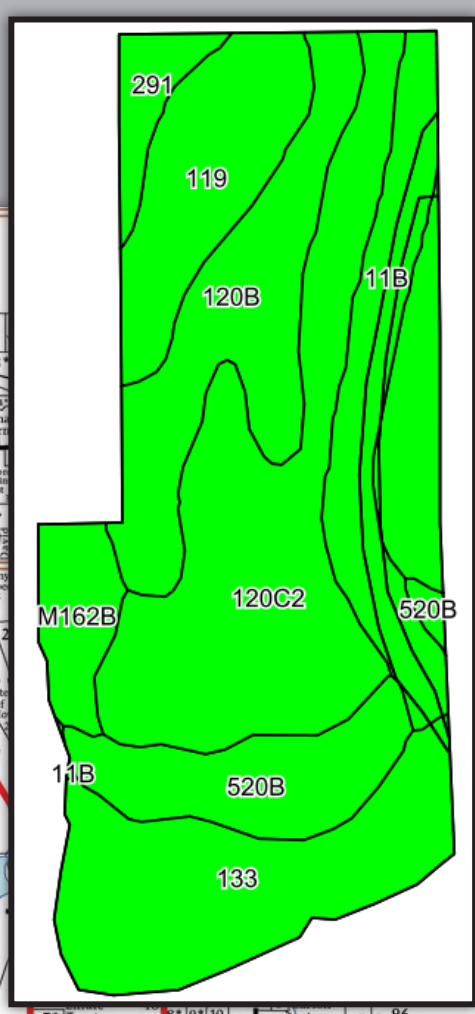
Auctioneer's Note: Here is your chance to buy an investment quality piece of Iowa farmland with 87.4 CSR2!

45.77 ACRES M/L – SELLS IN 1 TRACT

FSA indicates: 41.83 acres tillable.
Corn Suitability Rating 2 is 87.4 on the tillable acres.
Located in Section 1 of Concord Township,
Louisa County, Iowa.

ALL LINES AND BOUNDARIES ARE APPROXIMATE

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	12.89	30.8%		Ille	87	78
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.18	17.2%		Ilw	78	80
120B	Tama silty clay loam, 2 to 5 percent slopes	6.02	14.4%		Ile	95	95
11B	Colo-Ely complex, 0 to 5 percent slopes	4.53	10.8%		Ilw	86	68
119	Muscataine silty clay loam, 0 to 2 percent slopes	4.41	10.5%		Iw	100	100
520B	Coppock silt loam, 2 to 5 percent slopes	3.88	9.3%		Ilw	80	60
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	1.79	4.3%		Ile	90	90
291	Atterberry silt loam, 0 to 2 percent slopes	1.15	2.7%		Iw	90	95
Weighted Average						87.4	-



Terms: 10% down payment on September 7, 2021. Balance due at final settlement with a projected date of October 22, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of October 22, 2021 (Subject to tenant's rights).

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 0301427000 & 0301476000: Net \$1,636.00 (Rounded)

- Special Provisions:**
- This online real estate auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
 - Bidding on the land will be by the acre. Taxable acres of 45.77 will be used as the multiplier to determine the total bid amount. Seller shall not be obligated to furnish a survey.
 - Down payment is due on the day the bidding closes and signing of the real estate contracts will take place through email and electronic document signatures.
 - If a bid is placed with less than 4 minutes left on the auction, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes.
 - 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 appropriate 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 state law.
 - The Buyer 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 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.

R.D. HAFNER FARMS, INC. – ANDY HAFNER

James A. Nepple – Attorney for Seller

For information contact Russ Lamp of Steffes Group, 319.385.2000 or 319.212.0774

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.

