

Large 9-Tract Land Auction

Henry & Jefferson County, Iowa

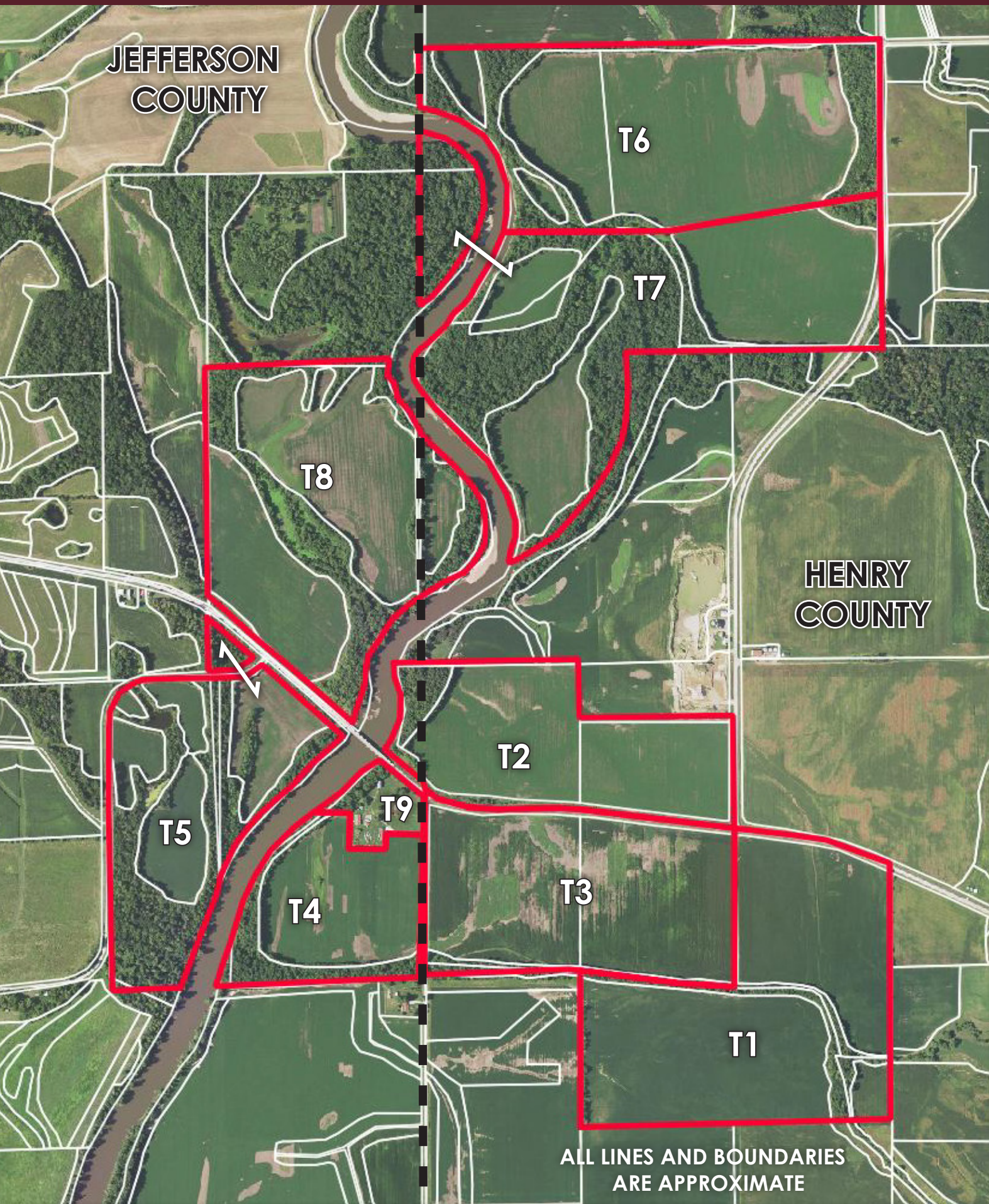
Online Bidding Available!

Auction held at the Steffes Group Auction Facility, 2245 East Bluegrass Road, Mt. Pleasant, Iowa.
Land is generally located 4 miles west of Trenton, IA on Merrimac Road/H28 to 1526 Jefferson Henry Ave, Wayland, IA.

FRIDAY, SEPTEMBER 3, 2021 AT 10AM

**760±
acres**
— 9 Tracts —

Open House on Friday, August 20th from 10-11AM



Selling Choice with the Privilege!

Tracts 1 - 8 will be sold price per gross surveyed acre and will be selling Choice with the Privilege. High bidder may take any combination of Tract or Tracts, times their high bid. This will continue until Tracts 1 - 8 are sold. Tracts will not be recombined. After Tracts 1 - 8 are sold, then Tract 9 will be sold. Tract 9 will be sold lump sum price.

Auctioneer's Note: A rare opportunity to purchase 760 acres of adjacent Iowa farmland! Steffes Group is pleased to be given the opportunity to auction the Salzman land at Live Public Auction. This auction will offer varying tracts of land from prime tillable to recreational land along the banks of the Skunk River, locally known as Merrimac. Please view our website featuring a link to the rich history & pictures of Merrimac Mills, composed by Peter's grandmother, Anna Taylor Salzman.

760 Acres M/L (Subject to final survey) – Sells In 9 Tracts

TRACT 1 – 108 ACRES M/L

FSA information: 101.13 acres tillable.
Corn Suitability Rating 2 is 62.2 on the tillable acres.
Located in Section 31, Jefferson Township, Henry County, Iowa.

TRACT 2 – 60 ACRES M/L

FSA information: 56.4 acres tillable.
Corn Suitability Rating 2 is 84.4 on the tillable acres.
Located in Section 31, Jefferson Township, Henry County, Iowa.

TRACT 3 – 80 ACRES M/L

FSA information: 77.44 acres tillable.
Corn Suitability Rating 2 is 85.1 on the tillable acres.
Located in Section 31, Jefferson Township, Henry County, Iowa.

TRACT 4 – 44.5 ACRES M/L

Approx.: 33.5 acres tillable.
Corn Suitability Rating 2 is 85 on the tillable acres.
Located in Section 36, Walnut Township, Jefferson County, Iowa.

TRACT 5 – 80 ACRES M/L

FSA information: 37.77 acres tillable.
Corn Suitability Rating 2 is 66.5 on the tillable acres.
This tract has two ponds.
Located in Section 36, Walnut Township, Jefferson County, Iowa.

TRACT 6 – 118 ACRES M/L

FSA information: 95.6 acres tillable.
Corn Suitability Rating 2 is 92.5 on the tillable acres.
Located in Section 30, Jefferson Township, Henry County, Iowa.

TRACT 7 – 151 ACRES M/L

FSA information: 47.44 acres tillable.
Corn Suitability Rating 2 is 66.5 on the tillable acres.
Located in Section 30, Jefferson Township, Henry County, Iowa.

TRACT 8 – 111 ACRES M/L

FSA information: 78.15 acres tillable.
Corn Suitability Rating 2 is 71 on the tillable acres.
Located in Sections 25 & 36, Walnut Township, Jefferson County, Iowa and Section 30, Jefferson Township, Henry County, Iowa.

TRACT 9 – TWO STORY HOME ON 8 ACRES M/L

Located at 1526 Jefferson Henry Ave., Wayland, IA.
This acreage offers a 2 story home built in 1925 with 2,668 total sq.ft. The main level has an eat in kitchen, living room with French doors, formal dining room with built in cabinet, parlor with fireplace, built in bookcase/gun cabinet, hardwood floors & French doors. The main level also has a ¾ bath and an enclosed porch with washer & dryer.
The upstairs has four bedrooms with hardwood floors, a large walk in closet, a full bathroom and a walkup attic with built in storage cabinets. Other amenities of the home include Ruddy high efficient gas forced air furnace, 200 amp breaker box, electric water heater, rural water and fiber optic cable TV & internet.
Special note to the 40'x60' barn/machine shed, near the site of Merrimac Mills. This building was erected by Art Salzman (Peter's father) and is the upper story & gable of the Merrimac Mills building. Visit SteffesGroup.com to for a link to the history & pictures of Merrimac Mills.
Other buildings include a 40'x100' Quonset, 30'x85' machine shed, 25'x35' shed, 24'x32' corn crib, 3 car garage, 15'x30' shed and other smaller grain bins & buildings.

Included: Refrigerator, Stove, Dishwasher, Washer, Dryer, Any item present on the day of closing.
Not Included: 500 gal. LP tank, Cargo container, Tenant's farm machinery & equipment, All personal property.

PETER B. SALZMAN ESTATE, JOAN CROWE & ANN FARRIER

David A. Farrier & Pilot Grove Savings Bank – Co-Executors

Nichole Nagel – Trust Officer | Philip D. McCormick – Attorney for Seller

For information contact Steffes Group at 319.385.2000;

Terry Hoenig at 319.470.7120 or Nate Larson at 319.931.3944

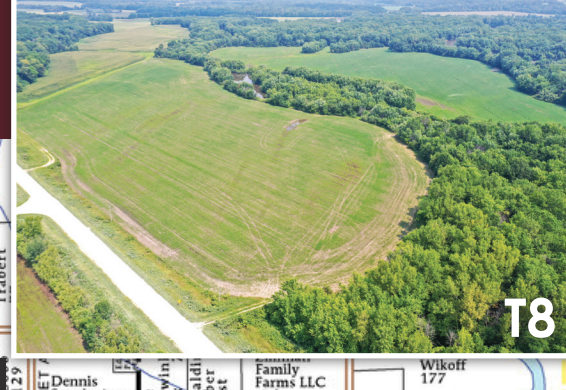
*Additional Photos on
Reverse Side!*

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.





TERMS ON ALL TRACTS

Terms: 10% down payment on September 3, 2021. Balance due at final settlement with a projected date of October 18, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of October 18, 2021 (Subject to tenant's rights on the tillable land & buildings until March 1, 2022. Full possession of the home on October 18, 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.

The following taxes are approximate and will be used to prorate at closing:

Tract 1 – \$2,777.00 Net	Tract 4 – \$1,133.00 Net	Tract 7 – \$1,969.00 Net
Tract 2 – \$2,152.00 Net	Tract 5 – \$1,198.00 Net	Tract 8 – \$2,185.00 Net
Tract 3 – \$2,785.00 Net	Tract 6 – \$3,468.00 Net	Tract 9 – \$2,198.00 Net

Special Provisions on All Tracts:

- This 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.
- Seller has served termination to the tenant(s) and the land is selling free and clear for the 2022 farming season.
- It shall be the obligation of the Buyer(s) to report to the Henry 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. Final tillable acres.
- All tracts will be surveyed by a licensed surveyor. Tracts 1 - 8 will be sold by the acre with gross surveyed acre being the multiplier for said tracts. Tract 9 will be sold lump sum price. If the recorded survey is different than the announced gross surveyed acres, adjustments to the final contract price will be made accordingly at closing only on Tracts 1 - 8, where the gross surveyed acres were used for the multiplier. No adjustments will be made on Tract 9, as it is selling lump sum price.
- 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 of Tract 9 shall bear the responsibility and expense to have the septic system pumped(if required) & inspected, prior to closing, as required by the Iowa DNR. It shall also be the Buyer's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with Jefferson County & Iowa Laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the Jefferson County Sanitarian for the septic system.
- 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 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(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.



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

Please Post

PRESORTED
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FARGO, ND

Soil Maps for All Tracts Available
Online at SteffesGroup.com



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