

TIMED ONLINE

AUCTION

Lee County, Iowa Land

**80
Deeded
Acres**

WEST POINT, IOWA

Land is located ½ mile north of West Point on X23, then 1 mile east on 160th Street, then ½ mile north on 250th Avenue, then ¾ mile east on 155th Street.

80 Deeded Acres M/L – Sells in 1 Tract

FSA indicates: 65.78 acres tillable with timber and a pond. (Please note FSA map shows CRP acres which have expired) Corn Suitability Rating 2 is 41.2 on the tillable acres. Located in Section 34, Pleasant Ridge Township, Lee County, Iowa.

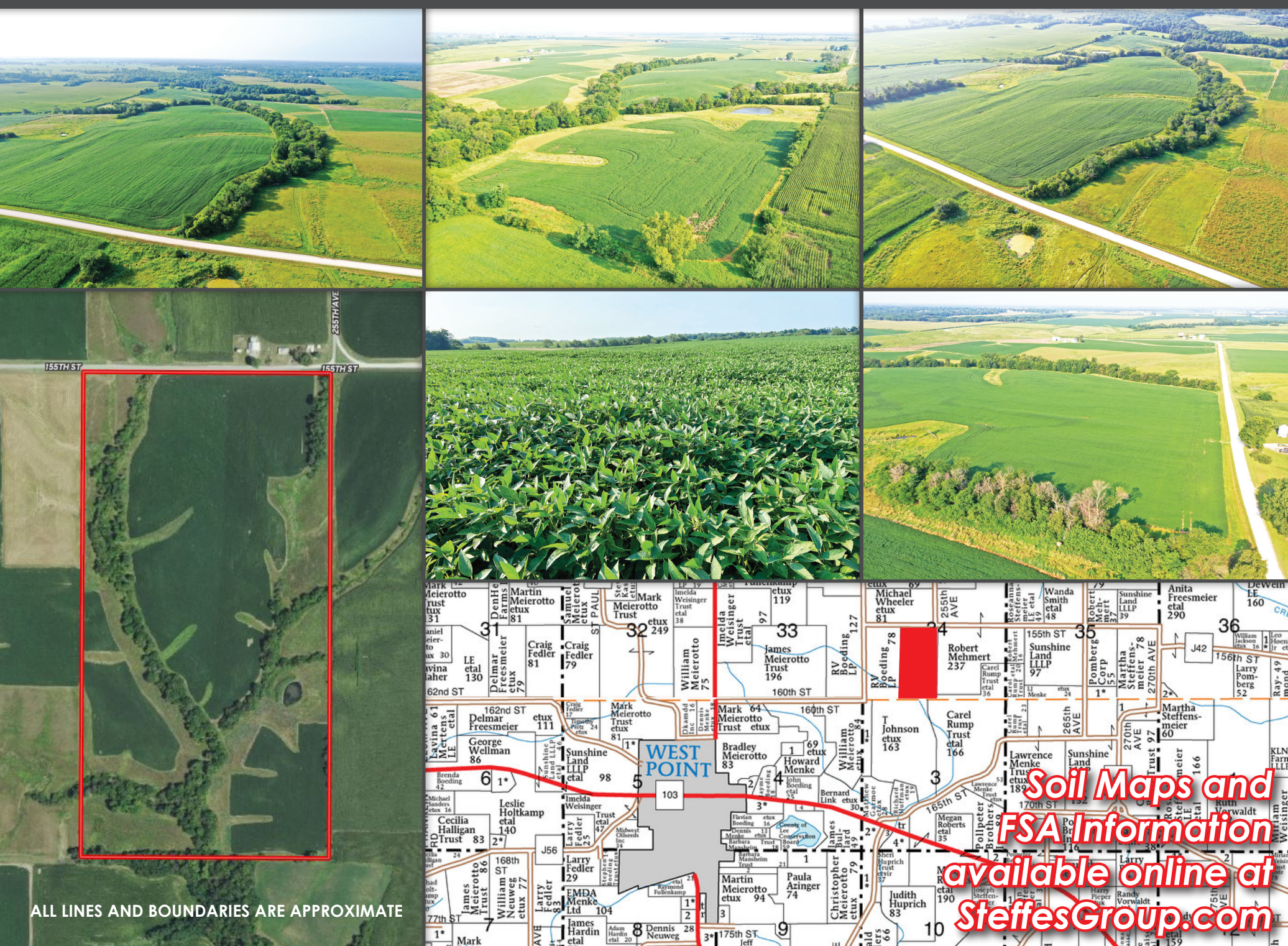
TERMS: 10% down payment on September 21, 2021. Balance due at final settlement with a projected date of November 5, 2021, upon delivery of merchantable abstract and deed and all objections have been met.
POSSESSION: Projected date of November 5, 2021 (Subject to tenant's rights).
REAL ESTATE TAXES: To 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.
Tax Parcels 022503343000020 & 022503343000040 - Net \$1,304.00

Special Provisions:

- This online auction will have a buyer's premium of \$1,000. This will be added to the bid amount to arrive at the total contract purchase price.
- Bidding on the land will be by the acre. Deeded acres of 80 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.
- 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.

Opens: Tuesday, September 14th

CLOSES: TUESDAY, SEPTEMBER 21, 2021 AT 10AM



**Soil Maps and
FSA Information
available online at
SteffesGroup.com**

EILEEN WHEELER ESTATE

Michael Wheeler & Jolene Moon – Co-Executors

Christy L. Popejoy – Attorney for Seller

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

SteffesGroup.com

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Announcements made the day of sale take precedence over advertising.

