

Land Auction

& Home

Tingley, Iowa

233⁺
acres - 3 tracts

Auction to be held at the American Legion Post 172, 1302 S Cleveland Street, Mt. Ayr, Iowa

THURSDAY, SEPTEMBER 23, 2021 AT 10AM

Open House on Thursday, September 9th from 10-11AM

"Selling Choice with the Privilege"

Tracts 1, 2 & 3 will be sold price per Assessor's Deeded acre and will be selling Choice with the Privilege. High bidder may take Tract 1, Tract 2, Tract 3 or any combination of tracts, times their high bid. This will continue until all tracts are sold. Tracts will not be recombined.

233.77 Acres M/L – Sells In 3 Tracts

Tract 1 – 40.17 Acres M/L

Located 2 miles west of Tingley, Iowa on County Highway J20.

FSA indicates: 13.61 acres tillable, balance being timber & pasture ground. Corn Suitability Rating 2 is 54.8 on the tillable acres. Located in Section 19, Tingley Township, Ringgold County, Iowa.

Tract 2 – 161.6 Acres M/L

Located 2 miles west of Tingley, Iowa on County Highway J20, then 1/2 mile south on 220th Avenue.

FSA indicates: 138.09 acres tillable, balance being timber draw & 2 ponds. Corn Suitability Rating 2 is 50.3 on the tillable acres. Located in Section 19, Tingley Township, Ringgold County, Iowa.

Tract 3 – 32 Acres M/L

Located at 2407 120th Street, Tingley, Iowa.

FSA indicates: 17.08 acres tillable, balance being homestead acreage & pond. Corn Suitability Rating 2 is 30.2 on the tillable acres. Located in Section 16, Tingley Township, Ringgold County, Iowa.

The 1 1/2 story home has 2 bedrooms, 1 bath, 1,519 sq.ft. of space with an attached 24'x28' garage. Outbuildings include 48'x48' barn, 20'x50' post frame building, 20'x60' hog building & a 24'x40' shed.

Please note: 4.4 acres of this tract, including the home & buildings are subject to a Life Estate use, which permits the Life Tenant the full use of the 4.4 acres, home & buildings until their death.

Not included: LP tank, Appliances, Farm & Livestock Equipment, Hay bales, All personal property.

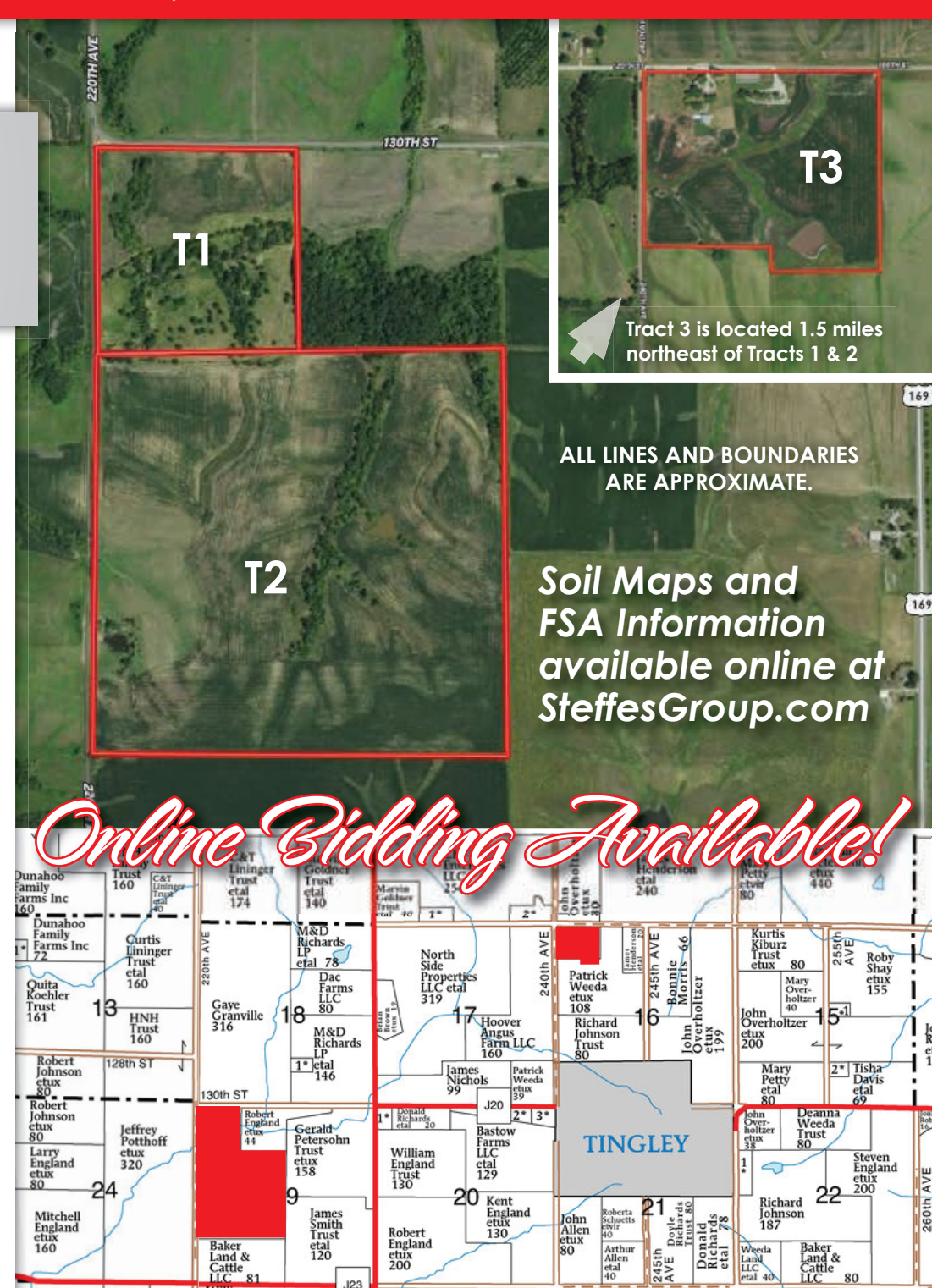
Terms: 10% down payment on September 23, 2021. Balance due at final settlement with a projected date of November 8, 2021, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of November 8, 2021 (Subject to tenant's rights on the tillable land & Life Estate Use of 4.4 Acres of Tract 3).
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 will be used to prorate at closing: Tract 1 - Tax parcel 009700 - \$754.00 Net | Tract 2 - Tax parcels 009701, 009702, 009703, 009704 - \$2,800 Net | Tract 3 - Tax parcel 0101211 - \$1,432.00 Net

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(s) to report to the Ringgold 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.
- Tracts 1, 2 & 3 will be sold by the Assessor's Deeded acre with Assessor's Deeded acres being the multiplier for said tracts.
- Seller shall not be obligated to furnish a survey on any Tracts.
- 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.

- Tract 4 - The Buyer 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 Ringgold County & Iowa Laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the Ringgold County Sanitarian for the septic system.
- Tract 4 - 4.4 acres of this tract, including the home & buildings are subject to a Life Estate use, which permits the Life Tenant the full use of the 4.4 acres, home & buildings until their death.
- 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).

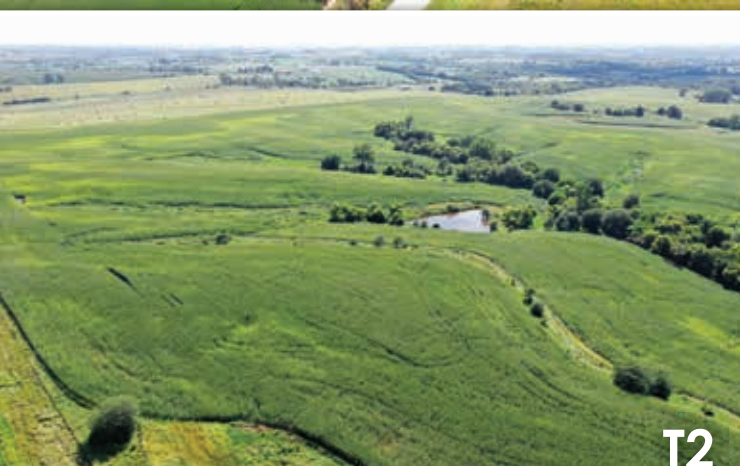
- The Buyer(s) shall be responsible for installing his/her own entrances if needed or desired.
- If in the future a site clean-up is required, it shall be at the expense of the Buyer(s).
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well 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.



T1



T1



T2



T3



T3

For information contact Steffes Group at 641.423.1947;
 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 | 641.423.1947

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