

CERRO GORDO & FLOYD COUNTY, IOWA LAND AUCTION

Nora Springs & Rockford, Iowa

634[±]
acres - 6 tracts
Live!

83.5 CSR2!

*Selling Free and Clear
for 2022 Farming Season*

WEDNESDAY, NOVEMBER 3, 2021 AT 10AM

"Selling Choice with the Privilege" Tracts 1-5 will be sold price per gross surveyed acre and will be selling Choice with the Privilege. Whereas the high bidder may choose any Tract or Tracts or all Tracts or any combination of Tracts, in any order, times their high bid. This will continue until Tracts 1-5 are sold. Tracts will not be recombined. After Tracts 1-5 are sold, then Tract 6 will be sold. Tract 6 will be sold lump sum price.



Tract 1 – 51 Acres M/L subject to final survey

Located 3 ½ miles south of Rockford, IA on County Highway T18.
FSA indicates: 49.86 acres tillable.
Corn Suitability Rating 2 is 78.6 on the tillable acres.
Located in Section 34, Scott Township, Floyd County, Iowa.



Tract 2 – 129 Acres M/L subject to final survey

Located 3 ½ miles south of Rockford, IA on County Highway T18.
FSA indicates: 121.93 acres tillable.
Corn Suitability Rating 2 is 83.5 on the tillable acres.
Located in Section 34, Scott Township, Floyd County, Iowa.



Tract 3 – 56 Acres M/L subject to final survey

Located 3 ½ miles south of Rockford, IA on County Highway T18.
FSA indicates: 38.66 acres tillable.
Corn Suitability Rating 2 is 82.5 on the tillable acres.
Located in Section 34, Scott Township, Floyd County, Iowa.



Tract 4 – 158.39 Acres M/L subject to final survey

Located 4 ½ miles south of Rockford, IA on County Highway T18.
Address is 1321 260th Street, Rockford, IA.
FSA indicates: 128.71 acres tillable.
Corn Suitability Rating 2 is 71.5 on the tillable acres.
Beemis Creek runs through this tract. This tract also has a 16'x26' shed, two small grain bins & a corn crib.
Located in Section 3, Scott Township, Floyd County, Iowa.



Tract 5 – 230 Acres M/L subject to final survey

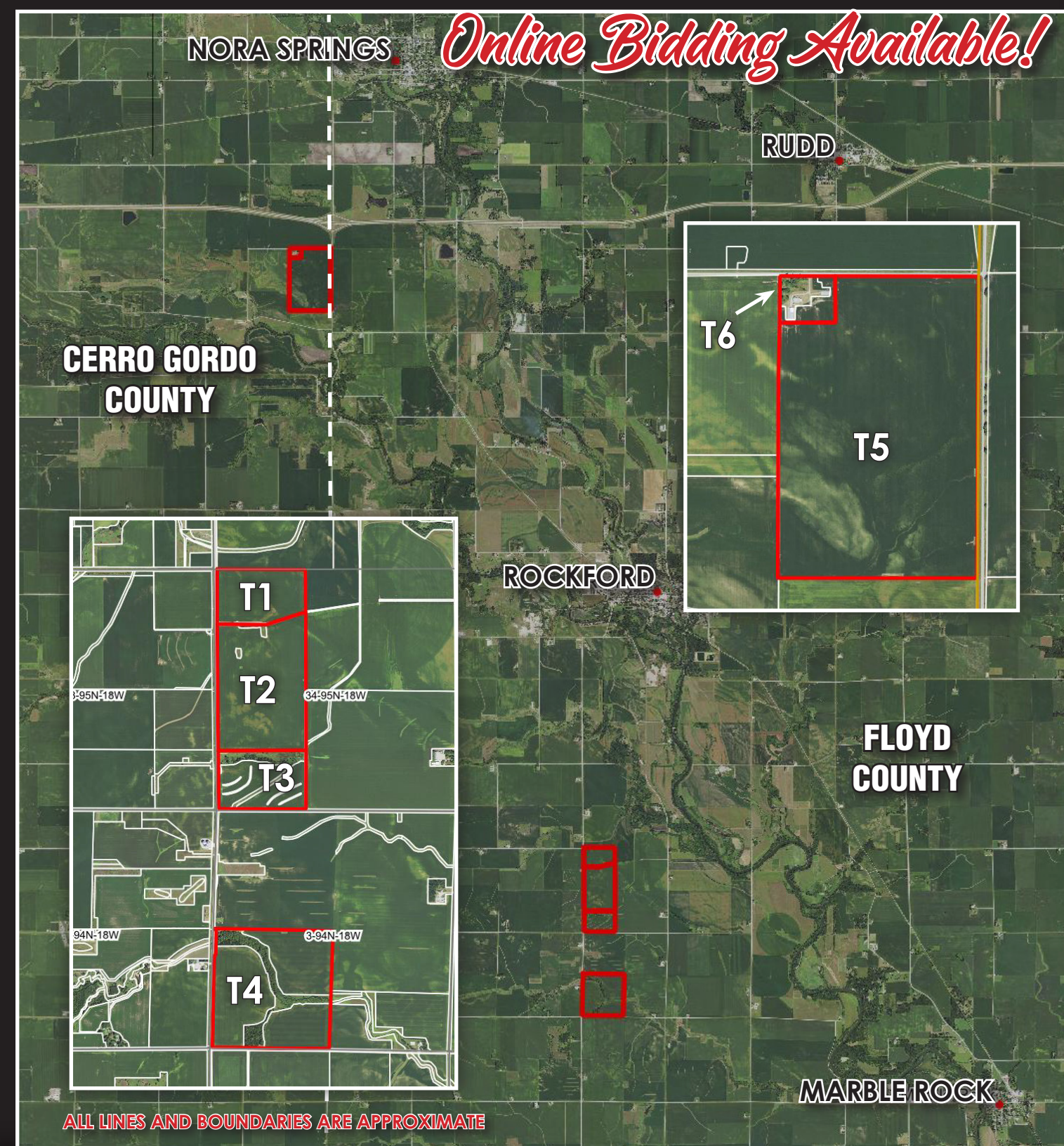
Located 2 ½ miles south of Nora Springs on County Highway S70.
Approx. 220 acres tillable.
Corn Suitability Rating 2 is 72 on the tillable acres.
Located in Section 25, Portland Township, Cerro Gordo County, Iowa.



Tract 6 – 10 Acres M/L subject to final survey

Located 2 ½ miles south of Nora Springs on County Highway S70.
Address is 24575 240th Street, Nora Springs.
Buildings on this tract include a 72'x144' machine shed, 48'x112' machine shed, 14'x24' building with a bath, 23,353 bu. grain bin, 3,468 bu. grain bin, a holding bin and a non-working well.
Approx. 5 acres tillable.
Corn Suitability Rating 2 is 82 on the tillable acres.
Located in Section 25, Portland Township, Cerro Gordo County, Iowa.
Included: LP tank

Auction to be held at the Rudd Community Center, Blue Room,
501 Floyd Street, Rudd, Iowa 50435



TEEPLE FARMS, INC.

Michael S. Vervaecke – Attorney for Sellers

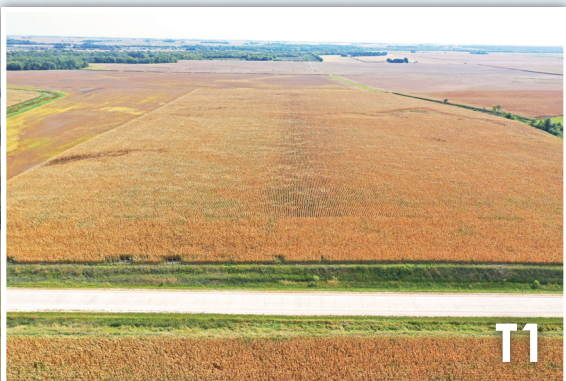
For information contact Nate Larson of Steffes Group,
641.423.1947 or 319.931.3944



SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 641.423.1947
Announcements made the day of sale take precedence over advertising.





T1



T1



T2



T2



T2



T3



T4



T5



T3



T3



T4



T4



T5

TERMS ON ALL TRACTS

Terms: 10% down payment on November 3, 2021. Balance due at closing with a projected date of December 17, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 17, 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:

Tract 1 - Tax parcel Part 320093410000100:	\$1,279.00 Net
Tract 2 - Tax parcel Part 320093410000100:	\$3,254.00 Net
Tract 3 - Tax parcel Part 320093410000100:	\$1,405.00 Net
Tract 4 - Tax parcel 130330000100:	\$3,002.00 Net
Tract 5 - Tax parcels 82520000200, 82520000400, 82540000200, 82520000300, 82540000100, Part 82520000100:	\$5,041.00 Net
Tract 6 - Tax parcels Part 82520000100:	\$309.00 Net

Special Provisions on All Tracts:

- 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. C. Final tillable acres will be determined by the FSA office, as some fields are combined and/or overlap Tract lines.
- All tracts will be surveyed by a licensed surveyor. Tracts 1 - 5 will be sold by the acre with gross surveyed acres being the multiplier for said tracts. Tract 6 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 - 5, where the gross surveyed acres are being used for the multiplier. No adjustments will be made on Tract 6, as it is selling lump sum price.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited.
- 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 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.
- The Buyer of Tract 6 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 Cerro Gordo County & Iowa Laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the Cerro Gordo County Sanitarian for the septic system.
- 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.

SOIL MAPS AND FSA INFORMATION

ONLINE AT SteffesGroup.com

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

**83.5
CSR2!**

PRESORTED
STANDARD
US POSTAGE
PAID
Permit #315
FARGO, ND



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