

Land Auction

Delaware County, Iowa

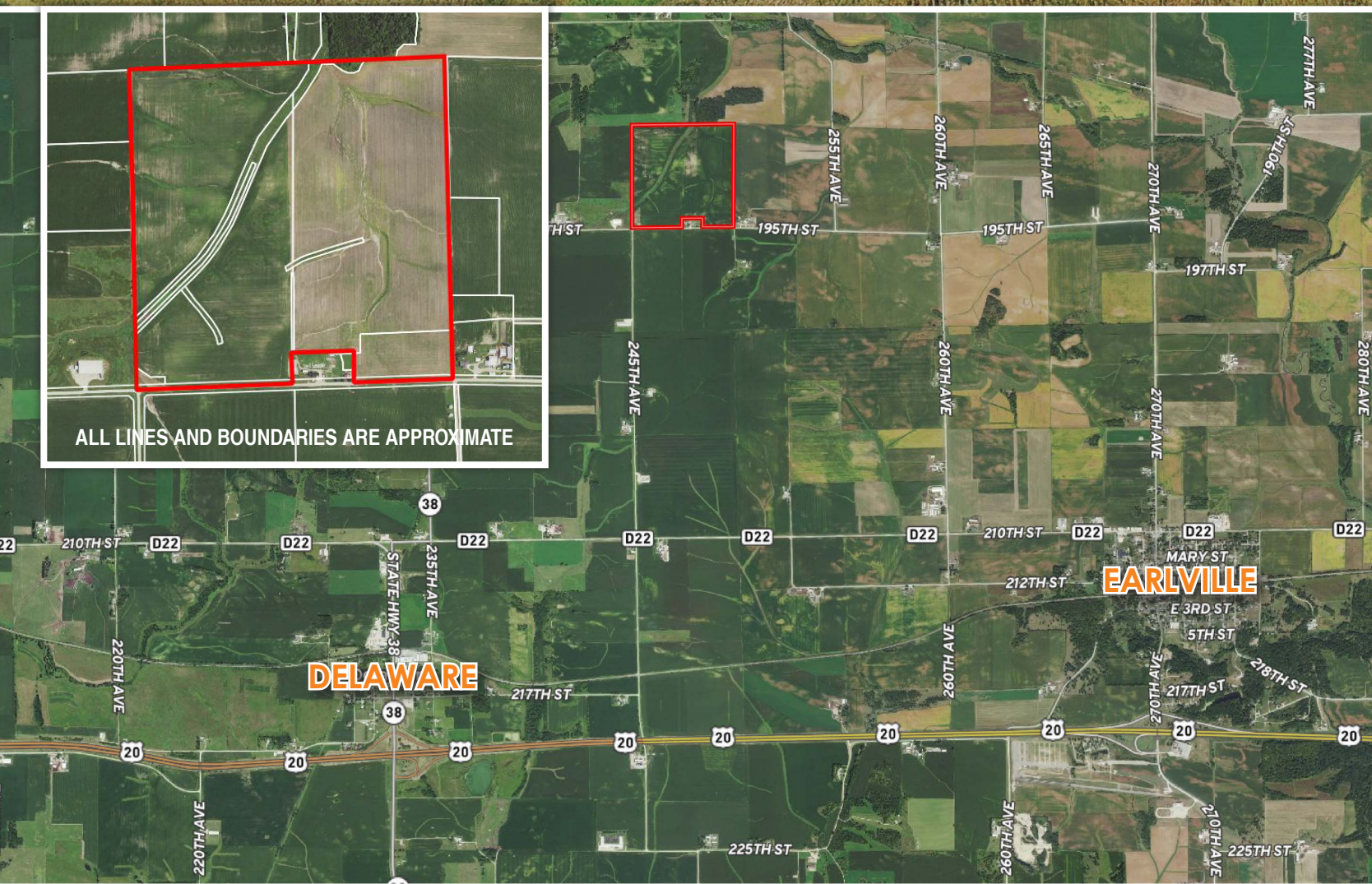
156+
deeded
acres
1 TRACT



Live with Online Bidding Available!

THURSDAY, NOVEMBER 11, 2021 AT 2PM

*Selling Free & Clear
for 2022
Farming Season!*



Delaware, Iowa

Land is located 1 1/2 miles north of Delaware, IA on Highway 38, then 1 mile east on 195th Street.

Auction held at Earlvile Community Center,
120 Northern Avenue, Earlvile, Iowa

156.94 DEEDED ACRES M/L – 1 TRACT

FSA indicates: 154.09 acres tillable of which 5.17 acres are in CRP as follows:
3.80 acres X \$300.00 = \$1,140.00 and expires on 9-30-31.
1.37 acres X \$295.18 = \$404.00 and expires on 9-30-2026.

Corn Suitability Rating 2 is 55.3 on the tillable acres.

Located in Section 21 of Oneida Township, Delaware County, Iowa.

SOIL MAPS AND
FSA INFORMATION ONLINE AT

SteffesGroup.com

Terms: 10% down payment on November 11, 2021. Balance due at final settlement with a projected date of December 22, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 22, 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:
Tax Parcel 160-21-00-014-10 - \$3,348.00 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 to report to the Delaware 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. CRP prorate.
- Buyer agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer agrees to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer further agree to indemnify and hold harmless the Sellers for any recovery sought by the FSA due to actions of Buyer, which would violate the requirements of the CRP. In the event the Buyer elects to take the ground out of CRP, the Buyer will be responsible to the Seller for any prorate of the CRP payment that the Seller would have received.
- The Seller shall not be obligated to furnish a survey.
- 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.
- 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.
- 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 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.

WILLIAM J. BRITT TRUST

Connie A. Meisgeier – Trustee | Abby S. Wessel - Attorney for Seller

For information contact Steffes Group at 641.423.1947;
Terry Hoenig at 319.470.7120 or Nate Larson at 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.

