

TIMED ONLINE Land Auction

Clarke & Decatur County, Iowa

214[±]

acres - 5 tracts

Opens: Tuesday, September 28th
Closes: Tuesday, October 5, 2021 at 10AM

Osceola & Decatur City, Iowa

Auctioneer's Note: The McClallen farms offer a combination of tillable, CRP income & timber land, with excellent hunting of deer & turkey. Some tracts offer a potential building site in the country with rural water & electricity in the area.

Tract 1 – 72 Acres M/L Subject to final survey

Tracts 1 & 2 are located 2 miles east of Weldon on State Hwy 266/J12, then 2 ½ miles north on 270th Avenue, OR 3 miles east and then 6 miles south of Osceola.

Approx. 51 acres M/L tillable of which approx. 33 acres are in CRP with an annual payment of approx. \$6,030.00. Corn Suitability Rating 2 is 31.7 on the tillable acres.

Tract 1 has a small pond and a well.

Located in Section 24 of Green Bay Township, Clarke County, Iowa.

Tract 2 – 67 Acres M/L Subject to final survey

Approx. 46 acres M/L tillable of which approx. 38 acres are in CRP with an annual payment of approx. \$6,843.00. Corn Suitability Rating 2 is 34.4 on the tillable acres.

Tract 2 has a small pond.

Located in Section 24 of Green Bay Township, Clarke County, Iowa.

This tract will have deeded access.

FSA info on the Combined Tracts 1 & 2:

Approx. 97 tillable acres of which 72.58 acres are in the CRP program as follows:

Enrolled Acres	Rate	Total	Expires
64.01	\$177.80	\$11,381.00	9-30-2030
8.57	\$189.07	\$1,620.00	9-30-2023
Total		\$13,001.00	

Additional income potential of approx. 25 acres of corn & bean row crop rotation, in which previous tenant was paying \$175 per acre, making the potential total income on both tracts \$17,376.00. The CSR2 of the 25 acres of row crop is 48.8.

Tract 3 – 40 Deeded Wooded Acres M/L

Tract 3 is located 1 mile north of Decatur City on County Hwy R34/195th Avenue, then 2 ½ miles west on 198th St./County Hwy J34. Decatur City is located right along Interstate 35.

Looking for a recreational piece of land with CRP income? Check out this tract that offers approx. 33 acres M/L in CRP-31, bottom land hardwood trees, with an annual payment of approx. \$8,939 and expires on 9-30-2025. Grand River runs through this property.

Corn Suitability Rating 2 is 77.9 on the tillable acres.

Located in Section 19 of Decatur Township, Decatur County, Iowa.

Tract 4 – 25 Acres M/L Subject to final survey

Tract 4 is located 2 miles east of Grand River on County Road J20, then 1 mile south on County Road R26.

FSA indicates 16.8 acres tillable all of which is in CRP with an annual payment as follows:

15.84 acres X \$218.02 = \$3,453.00 and expires on 9-30-2024

.96 acres X \$201.17 = \$193.00 and expires on 9-30-2025

Corn Suitability Rating 2 is 68.1 on the tillable acres.

Grand River runs along this property.

Located in Section 1 of Grand River Township, Decatur County, Iowa.

Tract 5 – 10 Acres M/L Subject to final survey

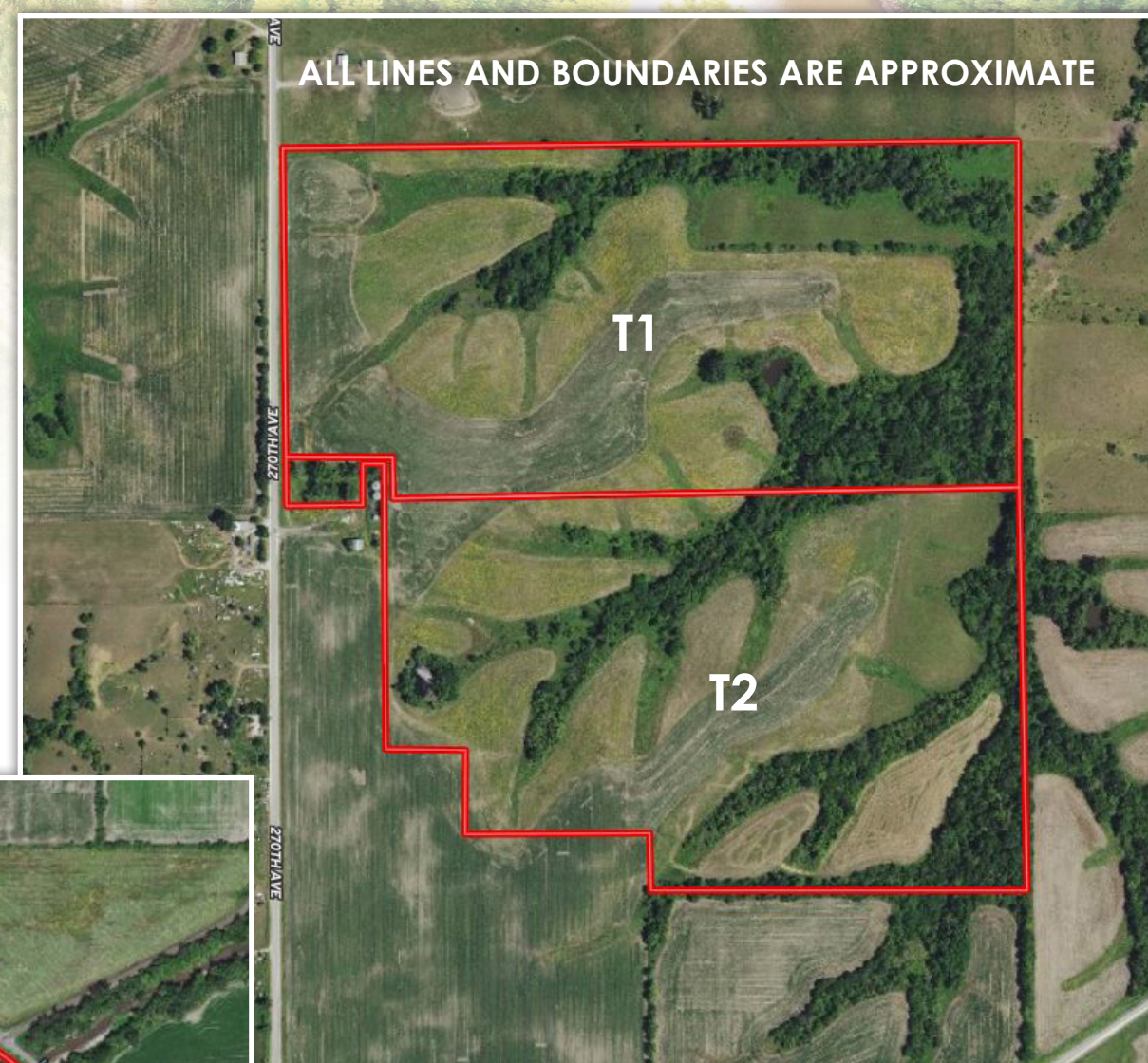
Tract 5 is located 1 mile north of Decatur City on County Hwy R34/195th Avenue., then 2 miles west on 198th St./County Hwy J34, then ¼ mile north on County Hwy R28.

Here is a small parcel of land perfect for a potential building site in the country.

Approx: 9 acres tillable of which approx.. 2 acres M/L in CRP with an annual payment of approx.. \$534.00 and expires on 9-30-2025.

Corn Suitability Rating 2 is 57.7 on the tillable acres.

Located in Section 20 of Decatur Township, Decatur County, Iowa.



Immediate Hunting Rights Granted!

STEVEN L. MCCLALLEN REVOCABLE TRUST AND MARTHA L. MCCLALLEN REVOCABLE TRUST

Verle W. Norris – Attorney for Seller

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

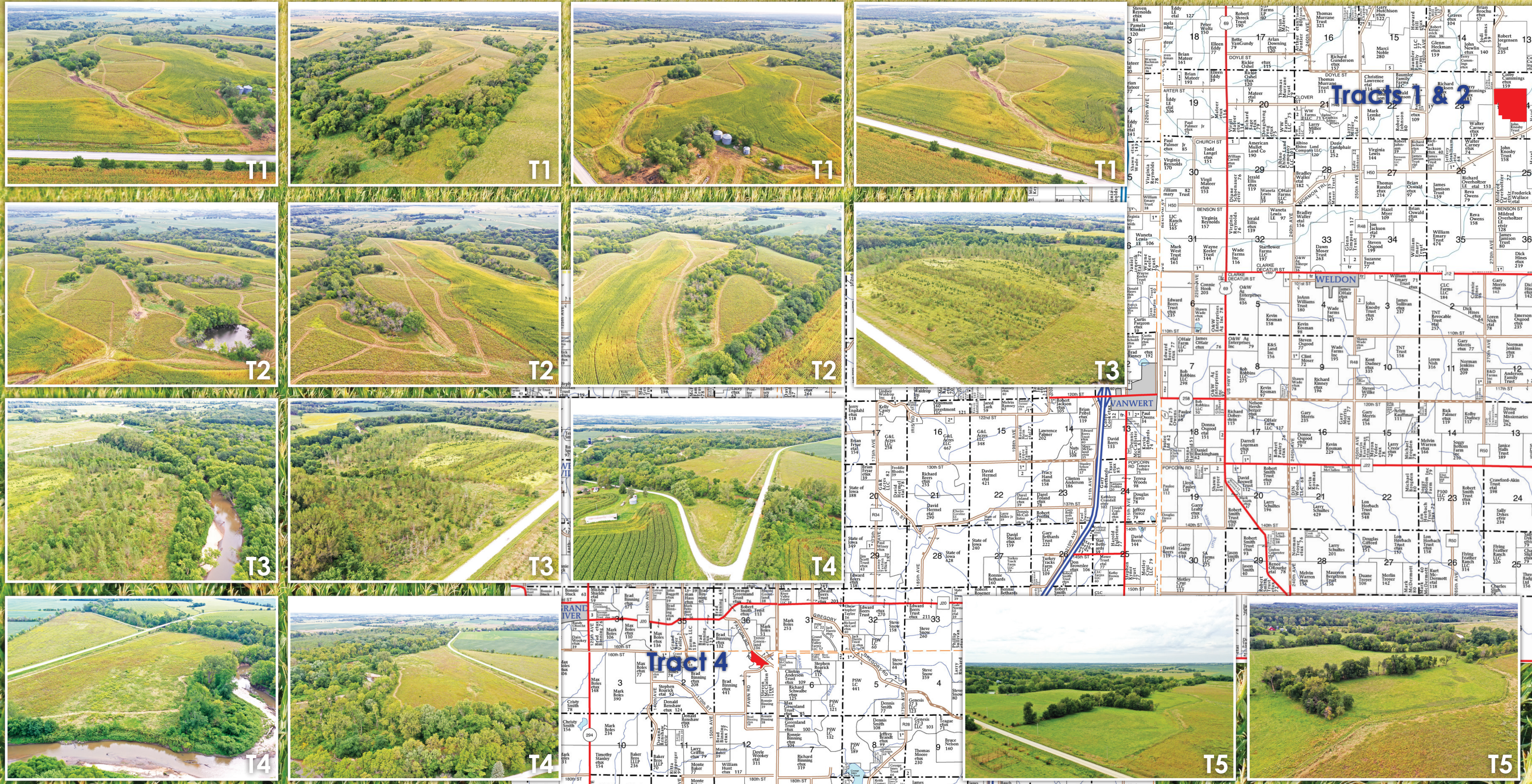
SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

Announcements made the day of sale take precedence over advertising.



Drone Video, Soil Maps, and FSA Information Available Online at SteffesGroup.com



2245 East Bluegrass Road
Mt. Pleasant, IA 52641
319.385.2000
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Terms: 10% down payment on October 5, 2021. Balance due at final settlement with a projected date of November 19, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of November 19, 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.

Tract 1 - Part of Tax parcels 10141 & 10142 - Net \$893.00 (Approx.)

Tract 2 - Part of Tax parcels 10141, 10142, 10143 & 10145 - Net \$899.00 (Approx.)

Tract 3 - Tax parcel 0619400004 - Net \$ 978.00

Tract 4 - Part of Tax parcels 0501200002, 0501200003 & 0501200005 - Net \$483.00 (Approx.)

Tract 5 - Part of Tax parcel 0620100006 - Net \$221.00 (Approx.)

Special Provisions:

- This online auction will have a buyer's premium of \$1,000 per Tract. This will be added to the bid amount to arrive at the total contract purchase price.
- A survey will be completed on Tracts 1, 2, 4 & 5. Tracts 1, 2, 4 & 5 will be sold by the acre with gross surveyed acres being the multiplier for said tracts. If the recorded survey is different than the announced gross surveyed acres, adjustments to the final contract price will be made accordingly at closing on Tracts 1, 2, 4 & 5, where the gross surveyed acres were used for the multiplier.
- Tract 3 will be sold by the acre with deeded acres being the multiplier. Seller shall not be obligated to furnish a survey on Tract 3.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
- Tracts will be tied together with the bidding set to close simultaneously. If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed in the last 4 minutes. Each Tract will stay in bidding extension until there are no more bids placed on any of the Tracts that are tied together.
- Seller has served termination to the tenant and the land is selling free and clear for the 2022 farming season.
- Buyer shall cooperate by signing any needed paperwork, at no additional cost to Buyer, in a 1031 exchange, if the Seller opts to do so.
- 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).
- 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 & CRP acres. D. 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.
- 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 state law.
- The Buyer will be responsible for installing his/her own entrance, if needed or desired. Seller will allow the Buyer of Tracts 1 & 2 use the existing driveway thru the bin site for up to 2 months.
- If in the future a site clean-up is required, it shall be at the expense of the Buyer.
- 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.