

Land Auction

Guthrie County, Iowa

76+
acres
2 tracts



Guthrie Center, Iowa

Live!

TUESDAY, NOVEMBER 2, 2021 AT 10AM

Land is located 2 miles north of Guthrie Center on Highway 25, then 2 miles west on 200th Street.

Auction to be held at Guthrie County Event Center, Guthrie County Fairgrounds, 408 West State Street, Guthrie Center, Iowa

Auctioneer's Note: The George Estate land offers tillable land and CRP land with a total CRP payment of \$11,698. This presents an opportunity to add to anyone's farmland investment portfolio.

"Selling Choice with the Privilege"

Tracts 1 & 2 will be sold price per gross surveyed acre and will be selling Choice with the Privilege. High bidder may take Tract 1 or Tract 2 or both Tracts, times their high bid. This will continue until both tracts are sold. Tracts will not be recombined.

Tract 1 – 39 Acres M/L subject to final survey

FSA indicates: 38.71 acres tillable of which 6.89 acres are in CRP as follows:
6.89 acres X \$269.67 = \$1,858.00 and expires on 9-30-2027.
Corn Suitability Rating 2 is 57.5 on the tillable acres.
Located in Section 26, Seely Township, Guthrie County, Iowa.

Tract 2 – 37 Acres M/L subject to final survey

FSA indicates: 36.49 acres tillable all of which are in CRP as follows:
36.49 acres X \$269.67 = \$9,840.00 and expires on 9-30-2027.
Corn Suitability Rating 2 is 54.6 on the tillable acres.
Located in Section 26, Seely Township, Guthrie County, Iowa.

*Online
Bidding
Available*



Special Provisions:

- Seller has served tenant notice, therefore the tillable land is selling free and clear for the 2022 farming season.
- It shall be the obligation of the Buyer to report to the Guthrie 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 agrees 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.

Additional Photos, Soil Maps, and FSA Information Online at SteffesGroup.com

Terms: 10% down payment on November 2, 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). **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 – Tax Parcel 0000755900: Net Taxes \$808.00 | Tract 2 – Tax Parcels – Part of 756300 & 756400: Net Taxes \$639.00 (Approx.)**

- A survey will be completed on Tracts 1 & 2. Tracts 1 & 2 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.
- 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.
- 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 Buyers 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.

ALTA DARLENE GEORGE ESTATE
Joe George & Patricia Slaybaugh – Co-Executors
A. Eric Neu – Attorney for Sellers

For information contact Steffes Group at 641.423.1947;
Mason Holvoet at 319.470.7372 or Nate Larson at 319.931.3944

SteffesGroup.com

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Announcements made the day of sale take precedence over advertising.

