

LARGE LOUISA COUNTY, IOWA

LAND AUCTION

Grandview, Iowa

Selling Free & Clear for 2022 Farming Season

Live with Online Bidding Available!

TUESDAY, NOVEMBER 9, 2021 AT 10AM

610±
acres
10 tracts

Auction to be held at the Letts Community Center, 165 W Iowa Street, Letts, Iowa.

Land is located 1 1/2 miles northeast of Grandview on County Road G44X.

Auctioneer's Note: Steffes Group is honored to offer at Live Public Auction the Louis Gaeta, Inc. land. Take advantage of this rare opportunity to add to your farmland investment portfolio of 610 contiguous acres, only separated by County Road G44X. Tile maps will be posted on SteffesGroup.com.



"Selling Choice with the Privilege"

Tracts 1-10 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 all tracts are sold. Tracts will not be recombined.

Tract 1 – 113 Acres M/L Subject to final survey

Approx. 109 acres fillable.
Corn Suitability Rating 2 is 89.1 on the tillable acres.
Located in Section 14, Grandview Township, Louisa County, IA.

Tract 2 – 100 Acres M/L Subject to final survey

Approx. 99 acres fillable.
Corn Suitability Rating 2 is 87.4 on the tillable acres.
Located in Section 14, Grandview Township, Louisa County, IA.

Tract 3 – 65 Acres M/L Subject to final survey

Approx. 49 acres fillable.
Corn Suitability Rating 2 is 87.7 on the tillable acres.
Located in Section 14, Grandview Township, Louisa County, IA.

Tract 4 – 99 Acres M/L Subject to final survey

Approx. 78 acres fillable.
Corn Suitability Rating 2 is 85.5 on the tillable acres.
Located in Section 14, Grandview Township, Louisa County, IA.

Tract 5 – 16 Acres M/L Subject to final survey

Approx. 7.5 acres fillable.
Corn Suitability Rating 2 is 84.3 on the tillable acres.
Located in Section 14, Grandview Township, Louisa County, IA.

Tract 6 – 28 Acres M/L Subject to final survey

Approx. 15.5 acres fillable.
Corn Suitability Rating 2 is 72.8 on the tillable acres.
Located in Sections 11 & 14, Grandview Township, Louisa County, IA.

Tract 7 – 6 Acres M/L Subject to final survey

Approx. 4.5 acres fillable.
Corn Suitability Rating 2 is 82.5 on the tillable acres.
Located in Section 11, Grandview Township, Louisa County, IA.

Tract 8 – 32 Acres M/L Subject to final survey

Approx. 28 acres fillable.
Corn Suitability Rating 2 is 84.8 on the tillable acres.
Located in Section 14, Grandview Township, Louisa County, IA.

Tract 9 – 60 Acres M/L Subject to final survey

FSA indicates: 46.5 acres fillable.
Corn Suitability Rating 2 is 86.9 on the tillable acres.
Located in Section 14, Grandview Township, Louisa County, IA.

Tract 10 – 91 Acres M/L Subject to final survey

Looking for a hunting or recreational piece of land? This could be your piece of the country with acres of timber to explore!
Located in Sections 11 & 14, Grandview Township, Louisa County, IA.



LOUIS GAETA, INC.

Jamie Bosten – Attorney for Seller

For information contact Steffes Group at 319.385.2000;
Russ Lamp at 319.212.0774 or Terry Hoenig at 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.





TERMS ON ALL TRACTS

Terms: 10% down payment on November 9, 2021. Balance due at final settlement with a projected date of December 27, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 27, 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 - \$4,658.00 Net	Tract 6 - \$791.00 Net
Tract 2 - \$4,064.00 Net	Tract 7 - \$167.00 Net
Tract 3 - \$2,419.00 Net	Tract 8 - \$1,277.00 Net
Tract 4 - \$3,425.00 Net	Tract 9 - \$1,971.00 Net
Tract 5 - \$488.00 Net	Tract 10 - \$78.00 Net

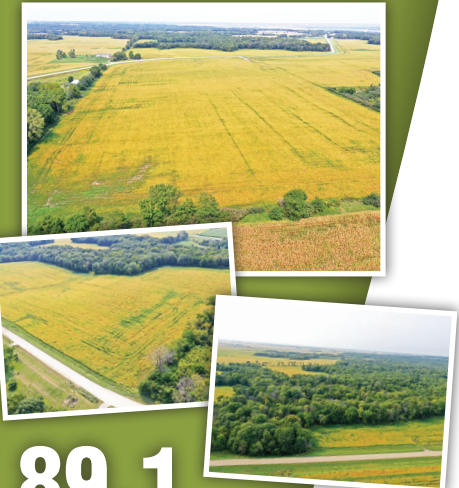
Special Provisions on All Tracts:

- 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 Louisa 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 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 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.

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10 tracts



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



89.1
CSR2!

LARGE LOUISA COUNTY, IOWA
LAND AUCTION

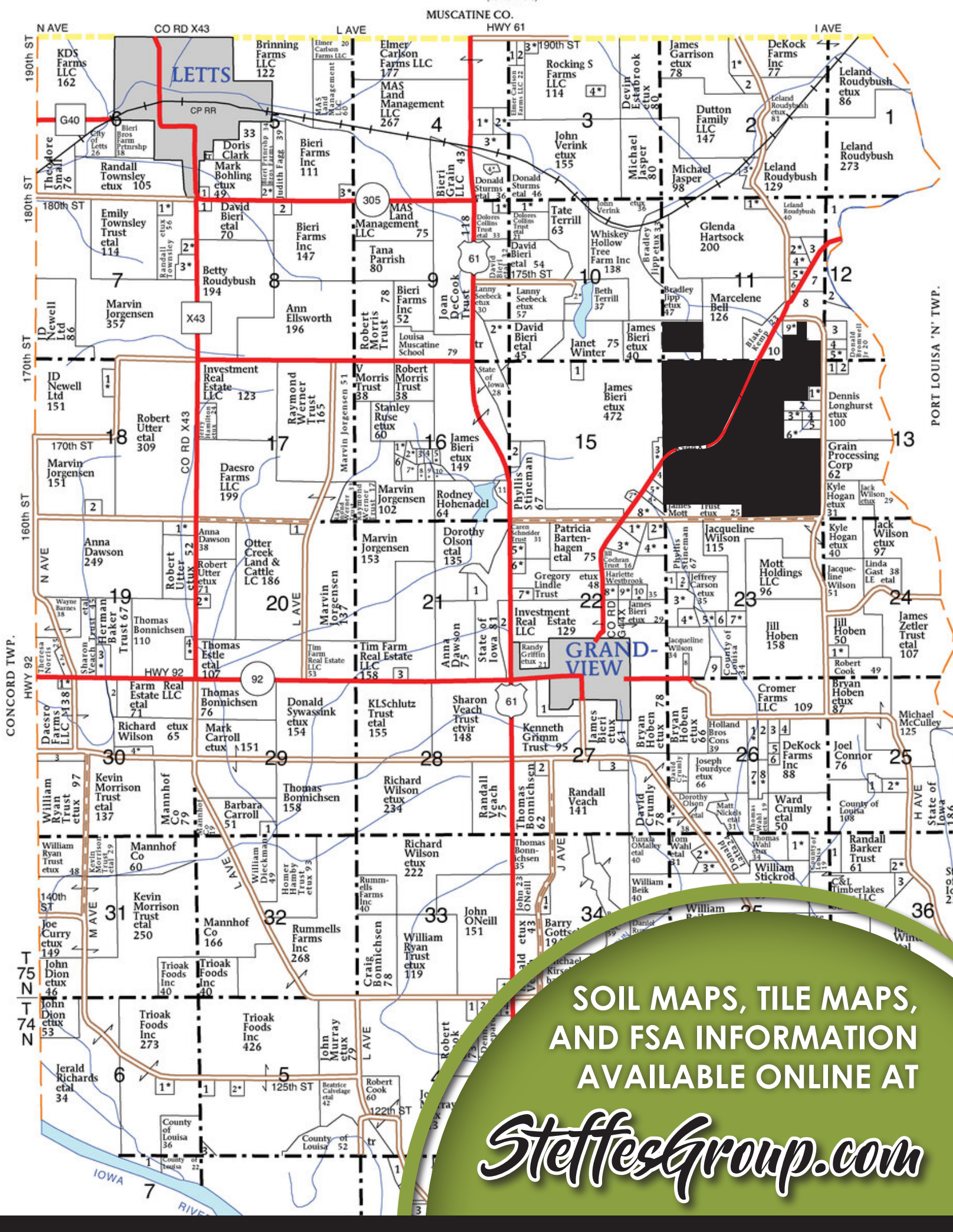
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PRESORTED
STANDARD
US POSTAGE
PAID
Permit #315
FARGO, ND



SOIL MAPS, TILE MAPS,
AND FSA INFORMATION
AVAILABLE ONLINE AT
SteffesGroup.com