

Land Auction

Tama County, Iowa

selling in 1 tract
114.87±
deeded acres

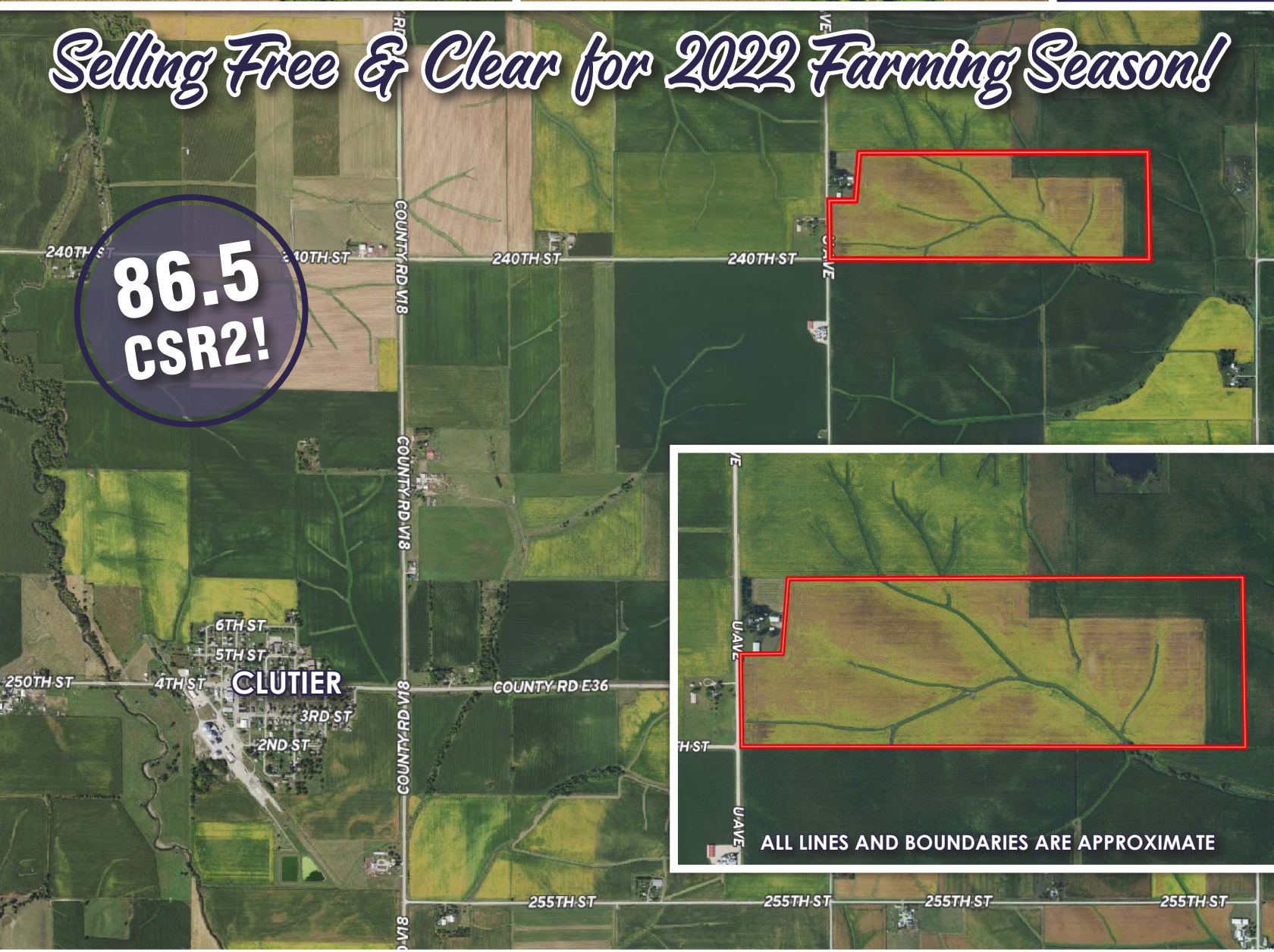


Live with Online Bidding Available

MONDAY, NOVEMBER 8, 2021 AT 10AM

Selling Free & Clear for 2022 Farming Season!

**86.5
 CSR2!**



ALL LINES AND BOUNDARIES ARE APPROXIMATE



Clutier, Iowa

Land is located 1 mile east of Clutier on County Highway E36, then 1 mile north on U Avenue.

**Auction to be held at the Traer Memorial Building,
 412 2nd Street, Traer, Iowa**

114.87± DEEDED ACRES – SELLS IN 1 TRACT

FSA indicates: 114.10 acres tillable.

Corn Suitability Rating 2 is 86.5 on the tillable acres.

Located in Section 9 of Oneida Township, Tama County, Iowa.

View tile maps online at SteffesGroup.com.

**SOIL MAPS, TILE MAPS, & FSA INFORMATION
 ONLINE AT SteffesGroup.com**

Terms: 10% down payment on November 8, 2021. Balance due at final settlement with a projected date of December 23, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 23, 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 Parcels 12.09.300.005, 12.09.300.004, 12.09.400.003 - \$3,772.00 Net

Special Provisions:

- This real estate auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- 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 Tama County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- 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.

JEROME M. VELKY ESTATE

Kenneth Velky & Mary DeVries – Co Executors | Bruce E. Reinders - Attorney for Seller

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

SteffesGroup.com

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