

# Land Auction

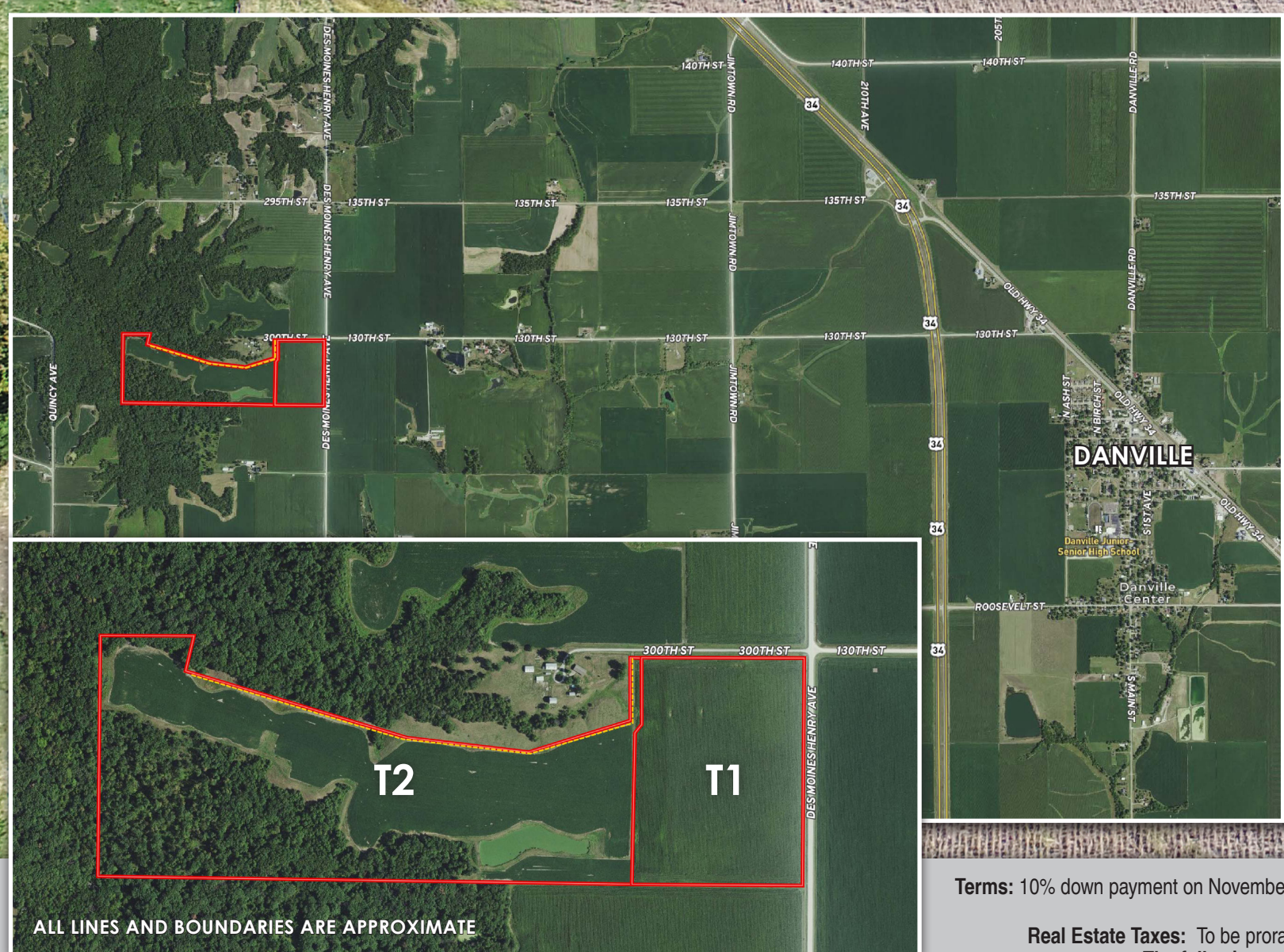
## Henry County, Iowa



**94<sup>±</sup>**  
acres  
**2 tracts**

*Live with Online Bidding Available!*

**TUESDAY, NOVEMBER 23, 2021 AT 10AM**



## Danville, Iowa

Land is located 2 miles west of Danville on 130th Street to 300th Street, Danville, Iowa

**Auction to be held at the Steffes Group Auction Facility, 2245 East Bluegrass Road, Mt. Pleasant, Iowa**

**"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 - 28<sup>±</sup> ACRES** subject to final survey

Approx. 27 acres tillable.

Corn Suitability Rating 2 is 71.6 on the tillable acres.

Farm has tile & terraces.

Located in Section 13, Baltimore Township, Henry County, Iowa.

**TRACT 2 - 66<sup>±</sup> ACRES** subject to final survey

Potential building site with timber, tillable acres & stocked pond with catfish.

Approx. 31 acres tillable, balance being timber & a pond.

Corn Suitability Rating 2 is 58.7 on the tillable acres.

Farm has tile & terraces.

Located in Section 13, Baltimore Township, Henry County, Iowa.

**SOIL MAPS & FSA INFORMATION ONLINE AT STEFFESGROUP.COM**

**Terms:** 10% down payment on November 23, 2021. Balance due at closing with a projected date of January 7, 2021, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of January 7, 2021.

**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 - Net Taxes \$894.00 | Tract 2 - Net Taxes \$1,380.00

### 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.
- Tillable land is selling free and clear for the 2022 farming season.
- It shall be the obligation of the Buyer to report to the Henry 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.
- 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.
- Tract 2 will have a 15' wide easement in favor of the adjoining homestead along the adjoining east & north fence line for ingress/egress to homestead's pasture/hay ground.
- The Buyer shall be responsible for any fencing in accordance with Iowa state law, except on Tract 2 whereas the adjoining homestead has 100% responsibility of the fencing around their property.

- 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 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.

**WILLIAM W. WARD JR.**

*Alyssa R. Stewart - Attorney for Seller*

For information contact Steffes Group at 319.385.2000;  
Mason Holvoet at 319.470.7372 or Nate Larson at 319.931.3944

**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.

