

Marion County, Iowa LAND AUCTION



*Selling Free & Clear for
2022 Farming Season*

Land is located 1 1/2 miles south of Pella on 250th Avenue

Auction to be held at the Graham Conference Center,
Banquet Room at Central College, 812 University Street, Pella, IA

52 ACRES M/L - SELLS IN 1 TRACT

Subject to final survey

FSA indicates: 48.71 NHEL acres tillable.

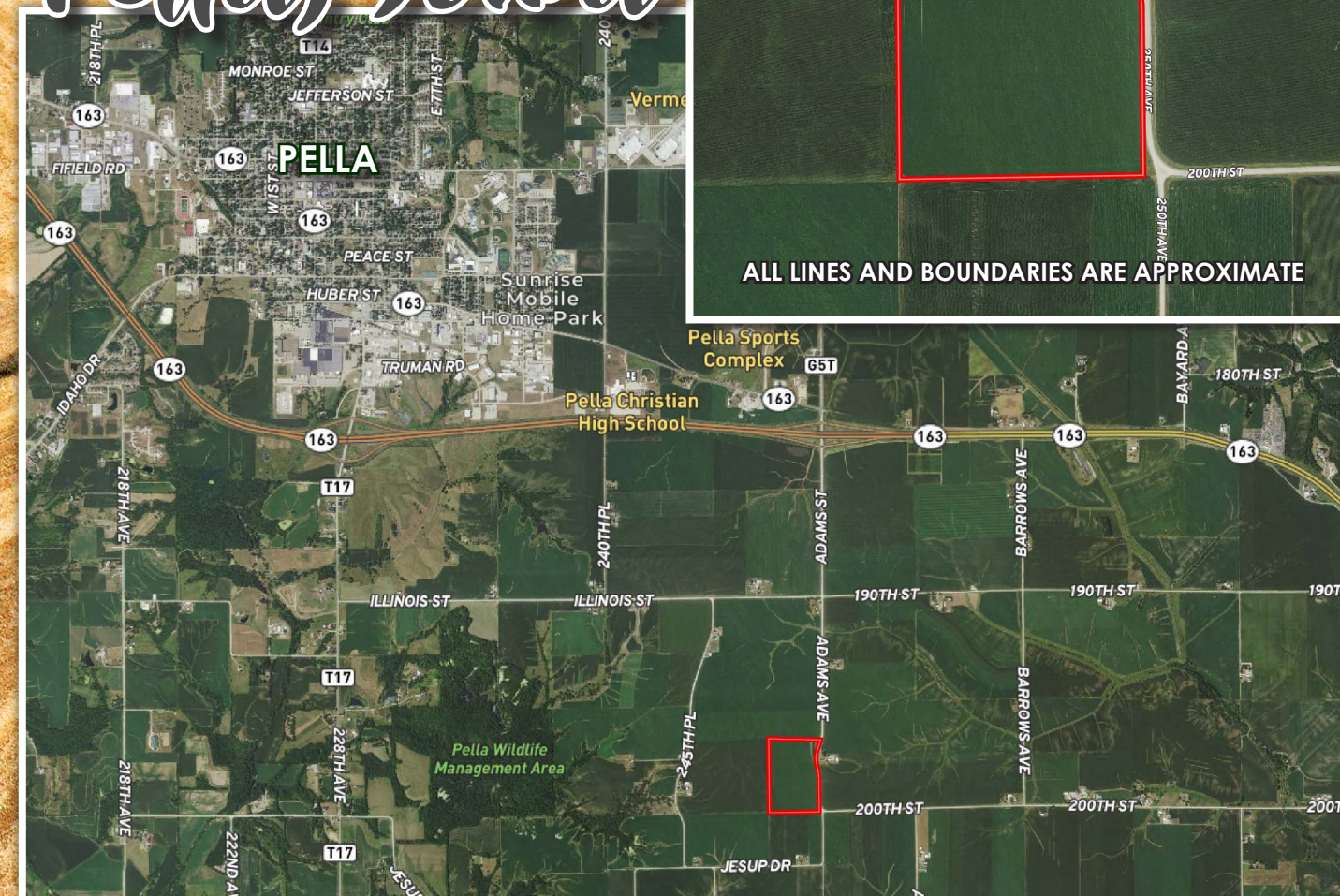
Corn Suitability Rating 2 is 87.5 on the tillable acres.

Located in Section 24, Lake Prairie Township, Marion County, Iowa.

SOIL MAPS & FSA INFORMATION ONLINE AT STEFFESGROUP.COM

**87.5
CSR2!**

Pella, Iowa



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Live!

MONDAY, NOVEMBER 15, 2021 AT 10AM *with Online Bidding Available*

Terms: 10% down payment on November 15, 2021. Balance due at final settlement with a projected date of December 28, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 28, 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.

The following taxes are approximate and will be used to prorate at closing:

Real Estate Tax Parcel - 1272500000 - \$1,912.00 Net

Special Provisions:

- 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 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.
- Land will be sold by the acre with gross surveyed acres being the multiplier. 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.

- 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.

VELDHUIZEN FAMILY TRUST

Charles D. Veldhuizen & Marsha R. Veldhuizen - Trustees

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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