

# Land Auction

*Keokuk County, Iowa*



*Selling Free & Clear for 2021!*

**107.26<sup>±</sup>**  
*acres - 1 tract*

*Richland, Iowa*

**MONDAY, NOVEMBER 29, 2021 AT 10AM**

*Live with Online Bidding Available*

Land is located 2 miles west of Richland on Highway 78.  
Auction held at the Richland United Methodist Church Fellowship Hall,  
106 West South Street, Richland, Iowa.

**Auctioneer's Note:** Looking for an investment of tillable land with hunting & recreational opportunities? Take a look at this land located on Highway 78 with row cropland along with timber and two ponds. This land borders the Iowa DNR's Francis Lee (Bray) Pool Wildlife Area.

**107.26 ACRES M/L - SELLS IN 1 TRACT**

FSA indicates: 77.73 acres tillable of which 1.25 acres are in CRP as follows:  
1.25 acres X \$210.82 = \$264.00 and expires on 9-30-2024.

Corn Suitability Rating 2 is 50.1 on the tillable acres.

Located in Section 29, Richland Township, Keokuk County, Iowa.



**Terms:** 10% down payment on November 29, 2021. Balance due at final settlement with a projected date of January 13, 2021, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of January 13, 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: Real Estate Tax Parcels, RLTOP-018900, RLTOP-019335, RLTOP-019135, RLTOP-019000 - \$1,710.00 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. 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 agree 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.
- The land will be sold by the Assessors gross acres with 107.26 being the multiplier.
- 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 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.

**CHARLES A. & KATHY M. MEACHAM, DENNIS K. & JACQUELINE S. HINSHAW,  
AND STEPHEN J. & STACY L. SIEREN**

**Rick Bordwell - 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  
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