

# LAND AUCTION

## Tama County, Iowa

Clutier, Iowa  
**107.05**  
 surveyed acres

Live!



FRIDAY, DECEMBER 17, 2021 AT 10AM

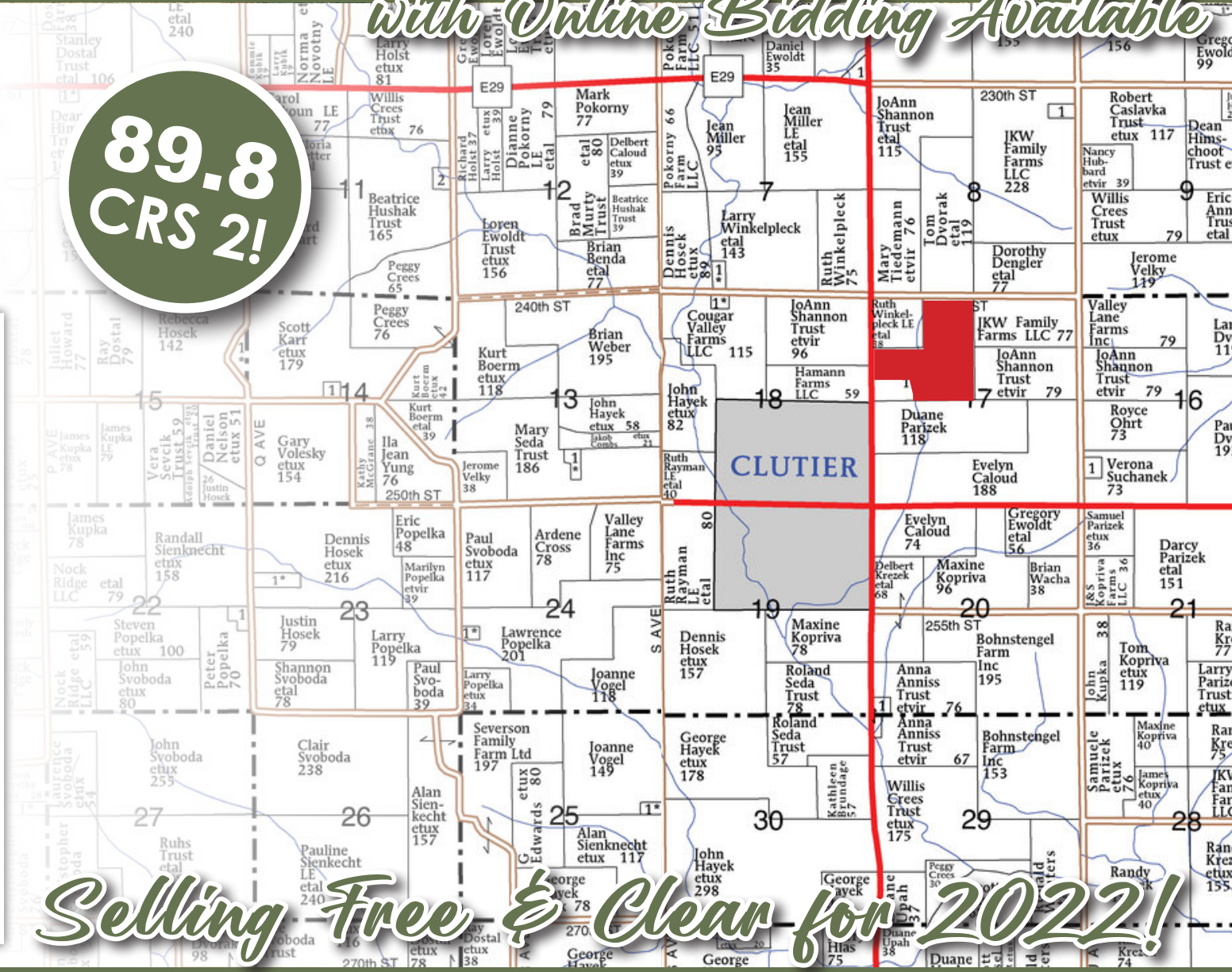
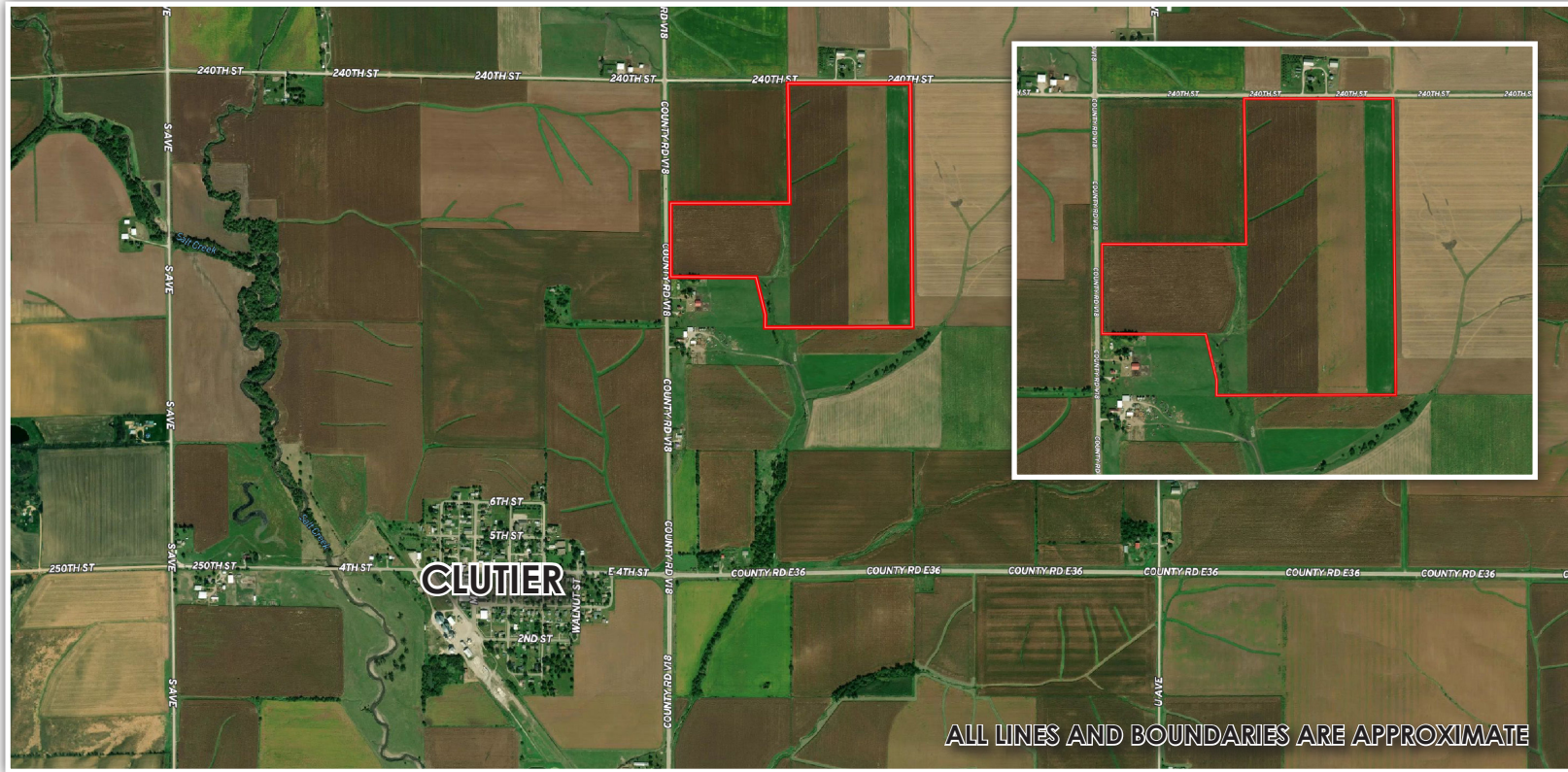
with Online Bidding Available

Clutier, Iowa - Land is located 3/4 miles north of Clutier on Highway V18. Auction to be held at the Traer Memorial Building, 412 2nd Street, Traer, Iowa.

### 107.05 SURVEYED ACRES

Approx. 103 acres tillable  
 Corn Suitability Rating 2 is 89.8 on the tillable acres.  
 Located in Section 17 of Oneida Township, Tama County, Iowa.

**89.8**  
 CRS 2!



Selling Free & Clear for 2022!

**Terms:** 10% down payment on December 17, 2021. Balance due at final settlement with a projected date of January 31, 2021, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of January 31, 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:** Tax Parcels 12.17.100.002, 12.17.100.004 & Part of 12.17.100.003: \$3,518 Net Approx.

#### 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 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. C. Final tillable acres.
- The land will be surveyed by a licensed surveyor. The 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 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.

## ALMA E. CALOUD ESTATE

Delbert J. Caloud & Herbert J. Caloud - Co Executors | Jennifer L. Zahradnik - Attorney for Estate

For information contact Steffes Group at 641.423.1947;  
 Nate Larson, 319.931.3944 or Tracy Coffland 319.350.5003

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