

TIMED ONLINE Land Auction

Louisa County, Iowa



Selling Free & Clear for 2022 Farming Season!

Bidding Opens: Monday, November 29

Land is located 3 ¼ miles southeast of Columbus City on County Road X37, then 1 ¼ miles east on 120th Street, then ½ mile north on P Avenue, then ½ mile east on 125th Street to **18321 125th Street, Columbus Junction, Iowa.**

72.61 TAXABLE ACRES

FSA indicates: 66.37 acres tillable

Corn Suitability Rating 2 is 50 on the tillable acres.

There is a 60'x66' machine shed on this farm.

Located in Section 2, Wapello 'N' Township, Louisa County, Iowa (22-74N-4W).

SOIL MAP AND FSA INFORMATION ONLINE AT SteffesGroup.com

CLOSES: MONDAY, DECEMBER 6, 2021 AT 4PM

Terms: 10% down payment on December 6, 2021. Balance due at final settlement. Buyer will have the option to have the final settlement on December 30, 2021 or January 20, 2022, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** At final settlement. **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. **Tax parcels:** 0702328000, 0702402000 - Net \$1,730.00

Special Provisions:

- This online 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.
- Bidding will be by the acre with taxable acres of 72.61 being the multiplier.
- Seller shall not be obligated to furnish a survey.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
- If a bid is placed with less than 4 minutes left on the auction, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes.
- Land is selling free and clear for the 2022 farming season.
- It shall be the obligation of the Buyer to report to the Louisa County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- 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 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.

BRENDA G. MILLER

Roger A. Huddle - Attorney for Seller

For information contact Russ Lamp of Steffes Group at 319.385.2000 or 319.212.0774

319.385.2000 | SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641



Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.

