

Land Auction

Henry County, Iowa

3 tracts
68±
acres

Rome, Iowa



T1



T2



T2



T3



T3

Live!

TUESDAY, DECEMBER 28, 2021 AT 10AM
with online bidding available

Open House: Tuesday, December 14, from 10-11AM

Land is located 1 mile north of Rome, Iowa.
Or from Mt. Pleasant from the intersection of Old Highway 34 and Franklin Ave/W55, proceed 3 1/2 miles west to 1202 Old Highway 34, Mt. Pleasant, Iowa.

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

68 ACRES M/L – SELLS IN 3 TRACTS

“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. After Tracts 1 & 2 are sold, then Tract 3 will be sold. Tract 3 will be sold lump sum price.

Tract 1 – 40.61 Acres M/L Subject to final survey

FSA information: 28.64 acres tillable of which 3.93 acres are in CRP as follows: 3.93 acres X \$181.10 = \$712.00 and expires on 9-30-2035 (Buyer to receive entire 2022 CRP payment).

Corn Suitability Rating 2 is 62.3 on the tillable acres.

Located in Section 4, Tippecanoe Township, Henry County, Iowa.

Tract 2 – 26.45 Acres M/L Subject to final survey

FSA information: 21.87 acres tillable.

Corn Suitability Rating 2 is 78.3 on the tillable acres.

This tract has a 24'x50' machine shed with concrete floor, 54'x55' barn, and a 7,054 bu. grain bin.

Located in Sections 32 & 33, Trenton Township, Henry County, Iowa.

Tract 3 – One Bedroom Home on 1 Acre M/L Subject to final survey

Located at 1202 Old Highway 34, Mt. Pleasant, IA

This one bedroom home offers 864 sq.ft. of living space on the main level and was built in 1990. The main level has a living room, dining area, kitchen with refrigerator & stove, bedroom with walk in closet and a large full bathroom.

The full unfinished basement has a washer, dryer, Carrier high efficient gas forced air furnace with central air, gas water heater, water softener and 100 amp breaker box.

The acreage has rural water and a detached 14'x22' 1 car garage.

Included: Refrigerator, Stove, Washer, Dryer, Water softener, Any item present on the day of closing. **Not included:** 1000 gal. LP tank, All personal property.



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Terms: 10% down payment on December 28, 2021. Balance due at final settlement with a projected date of February 11, 2022, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of February 11, 2022.

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: \$981.00 Net (Approx.) Tract 2: \$940.00 Net Tract 3: \$1,117.00 Net (Approx.)

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.
- Land is selling free and clear for the 2022 farming season.
- It shall be the obligation of the Buyer(s) to report to the Henry County FSA office and show filed deed(s) in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. CRP Payment - Buyer to receive entire 2022 payment. D. Final tillable acres.
- 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 prorated of the CRP payment that the Seller would have received.
- All tracts will be surveyed by a licensed surveyor. Tracts 1 & 2 will be sold by the acre with gross surveyed acres being the multiplier for said tracts. Tract 3 will be sold lump sum price. If the recorded survey is different than the announced gross surveyed acres, adjustments to the final contract price will be made accordingly at closing only on Tracts 1 & 2, where the gross surveyed acres were used for the multiplier. No adjustments will be made on Tract 3, as it is selling lump sum price.

- 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.
- Due to this being an estate, the Seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance, or other matters to the septic system will be at the buyer's expense in accordance with Henry County & Iowa Laws & regulations.
- The Buyer(s) shall be responsible for any fencing in accordance with Iowa state law.
- 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(s) 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(s).
- 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(s) acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer(s) 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.

Additional Photos & Soil Maps Online at
SteffesGroup.com

KENNETH A. MANN ESTATE

Pilot Grove Savings Bank – Administrator | Nichole Nagel – Trust Officer

Michael C. Vance – Attorney for Seller

For information contact Terry Hoenig of Steffes Group, 319.385.2000 or 319.470.7120

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.

