

TIMED ONLINE Land Auction

Muscatine County, Iowa

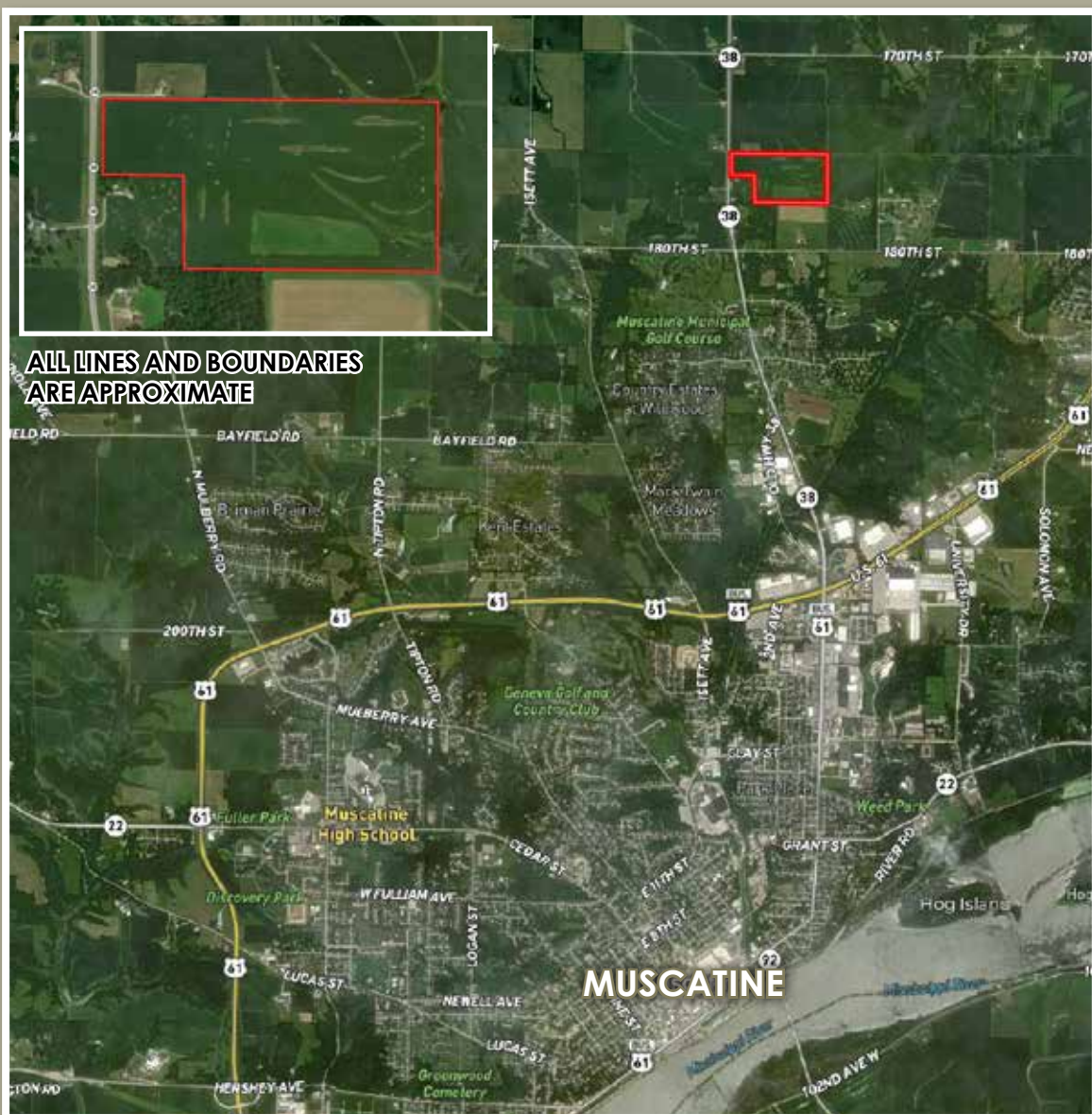
1 tract
68.88±
taxable acres



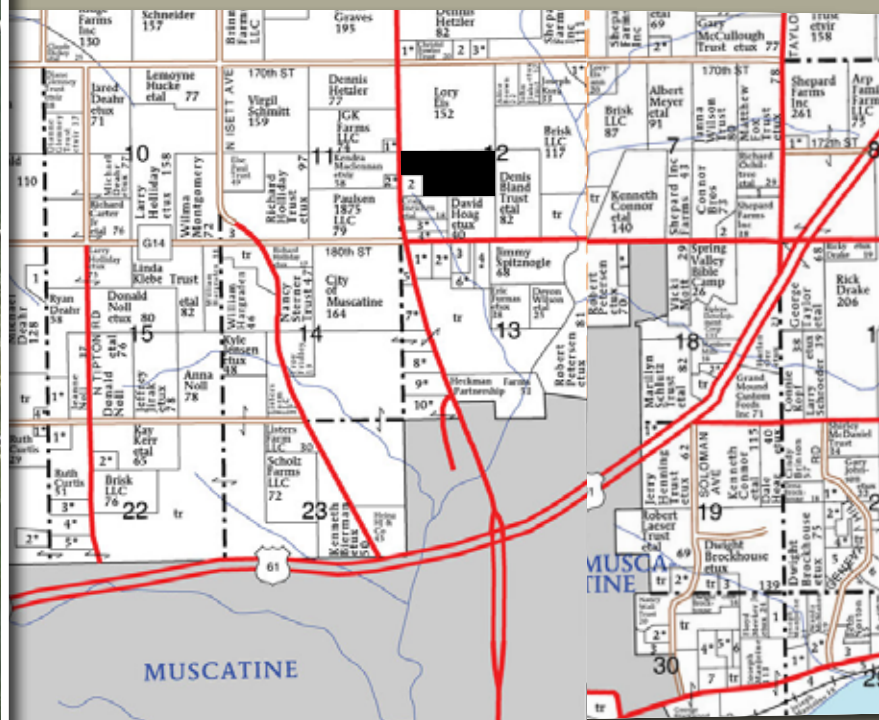
Buyer to Receive 100% of the 2022 Cash Rent



Opens: Monday, January 17th / CLOSES: MONDAY, JANUARY 24, 2022 | 4PM



ALL LINES AND BOUNDARIES ARE APPROXIMATE



Terms: 10% down payment on January 24, 2022. Balance due at final settlement with a projected date of March 1, 2022, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of March 1, 2022. (Subject to tenant's rights on the tillable land).
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: 812300001, 812300002, 812300003, 812300004 - Net \$2,222.00

Soil Map and FSA Information online at [SteffesGroup.com](https://www.steffes.com)

RALPH E. HOAG ESTATE

David Hoag – Executor | William J. Hargrafen – Attorney for Estate

For information contact Steffes Group at 319.385.2000;

Mason Holvoet, 319.470.7372 or Nate Larson, 319.931.3944

319.385.2000 | [SteffesGroup.com](https://www.steffes.com)

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

Muscatine, Iowa

Land is located 2 miles north of Muscatine on Highway 38.

68.88 Taxable Acres M/L

FSA indicates: 68.21 acres tillable.

Corn Suitability Rating 2 is 72.8 on the tillable acres.

Located in Section 12, Bloomington Township, Muscatine County, Iowa.

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 68.88 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.
- The land is rented for the 2022 farming season. The Buyer will receive 100% of the 2022 cash rent. The lease terms will be posted online at [SteffesGroup.com](https://www.steffes.com).
- It shall be the responsibility of the Buyer to serve tenant notice prior to September 1, 2022, if so desired.
- It shall be the obligation of the Buyer to report to the Muscatine 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.

