

Land Auction

MARION COUNTY, IOWA



SELLING FREE & CLEAR FOR 2022 FARMING SEASON

**160±
acres, 2 tracts**

TUESDAY, MARCH 22, 2022 AT 11 AM
LIVE WITH ONLINE BIDDING AVAILABLE

OPEN HOUSE: MARCH 8TH
FROM 11AM-NOON

COLUMBIA, IOWA

Land is located ¼ miles north of Columbia on 103rd Avenue, then ¼ mile north on Highway 14, then ¼ miles west on Utah Street to 975 Utah Street.

**Auction to be held at the Columbia Community Center,
1032 Virginia Street, Columbia, IA**

TRACT 1 – 155.75 ACRES M/L (Subject to final survey of Tract 2)

This tract offers an excellent combination farm with tillable acres, pond, fenced pasture and timber draws. You can have income from the tillable & pasture acres while enjoying the hunting/recreational this farm has to offer. View the pictures online of the deer which has been harvested from this farm.

FSA information: 112.85 acres tillable.

Corn Suitability Rating 2 is 51.4 on the tillable acres.

Located in Section 21, Washington Township, Marion County, Iowa.

Included: Windmill

TRACT 2 – 4.25 ACRES M/L (Subject to final survey)

Located at 975 Utah Street, Columbia, Iowa.

This tract offers a 1 1/2 story, 3 bedroom, 626 sq.ft. home built in 1910.

The home has a kitchen with refrigerator, stove, washer & dryer. Also on the main level is the living room, dining room, bedroom & bathroom. There are two bedrooms upstairs. The basement has a York high efficient gas forced air furnace, central air & 100 amp breaker box. The property has rural water & a well. Outbuildings include detached 2 car garage, 40'x56' barn, wire corn crib, small cattle shelter & hen house.

Included: 500 gal. LP tank, Remaining LP in LP tank at time of closing, Automatic waterer, Refrigerator, Stove, Semi trailer, Any item present on the day of closing.

Not included: Washer & Dryer, Farm & livestock equipment, Line bunk feeders, Bulk bin, Attached continuous fencing & cattle panels, All personal property.

Special Provisions:

- Land is selling free and clear for the 2022 farming season.
- It shall be the obligation of the Buyer(s) to report to the Marion 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.
- Tract 1 will be sold by the acre. The multiplier used to determine the total bid amount for Tract 1 will be the current deeded acres, less the gross surveyed acres of Tract 2. If the recorded survey of Tract 2 is different than the previous stated acres, then adjustments to the final contract price will be made accordingly at final settlement/closing on Tract 1. The Seller shall not be obligated to furnish a survey on Tract 1.
- Tract 2 will be sold lump sum price. Tract 2 will be surveyed prior to final settlement/closing. If the survey of Tract 2 is different than the previous stated acres, no adjustments will be made to the final contract price on Tract 2, 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.

- The Buyer of Tract 2 shall bear the responsibility and expense to have the septic system pumped(if required) & inspected, prior to closing, as required by the Iowa DNR. It shall also be the Buyer's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with Marion County & Iowa Laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the Marion County Sanitarian for the septic system.
- 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 any fencing in accordance with Iowa state law.
- 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.

Soil Map & FSA Information online at
STEFFESGROUP.COM



Terms: 10% down payment on March 22, 2022. Balance due at final settlement with a projected date of May 6, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of May 6, 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: Tax Parcels 2384100000, 2384000000, 2384200000, & Part of 2384300000:
\$3,311.00 Net (Approx.)

Tract 2: Part of Tax Parcel 2384300000: \$929.00 Net (Approx.)



MAXYNE J. CHAMBERS

James V. Hicks – Attorney for Seller

For information contact Steffes Group at 641.423.9147;

Nate Larson, 319.931.3944 or Tracy Coffland, 319.350.5003

641.423.1947 | 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.

