

Land & Acreage Auction

Henry County, Iowa

TIMED ONLINE

**50.5±
acres, 2 tracts**

OPENS: TUESDAY, MAY 10TH

CLOSES: TUESDAY, MAY 17, 2022 AT 4PM

New London, Iowa

Located 3 miles south of New London on County Highway X23, then 1 ¼ miles west on 285th Street to 2372 285th Street, New London, Iowa

Auctioneer's Note: Here is a hard-to-find property! Tract 1 is this 2 bedroom, 3 car garage home with 9± acres. Tract 2 is 41.5± acres with CRP income and timber, offering a perfect setting for wildlife and the great outdoors.

TRACT 1 - 2 BEDROOM HOME ON 9 ACRES M/L (SUBJECT TO FINAL SURVEY)

- Berm home with over 1,900 sq. ft. of total living space
- Home was built in 1980
- Open concept floor plan with cathedral ceilings in the living room, kitchen & dining area
- Kitchen offers a large breakfast bar, refrigerator, electric stove top, built in oven and dishwasher
- Living room with updated carpet, wood burning stove, large picture windows & sliding glass door, perfect for wildlife & bird watching from the comfort of your home
- Dining area with built in glass front China cabinets
- Master bedroom with picture windows and master bath with shower & double closet
- Bedroom with laminate flooring
- Full bathroom
- Office area leads to the storm shelter/fruit room
- Large family room/craft room with French doors, built in cabinets & upright freezer
- Laundry room with washer, electric dryer, sink & ½ bath
- Electric baseboard heat
- Attached 3 car garage
- Concrete RV parking pad with RV hookups
- Rural water and a well
- Outbuildings include a 26'x80' open faced machine shed with a 24'x48' lean to and (2) storage sheds
- FSA indicates 1.66 acres fillable
- Situated on 9 acres M/L, subject to final survey

Included: Refrigerator, Stove top, Built-in oven, Dishwasher, Washer, Dryer, Upright freezer, Wood burning stove, Window A/C unit, (2) Storage sheds, Any item present on the day of closing.

Not included: Farm equipment, All personal property.

TRACT 2 - 41.5 ACRES M/L (SUBJECT TO SURVEY OF TRACT 1)

FSA indicates: 15.25 tillable acres of which 15.25 acres are in CRP as follows:
15.25 acres X \$182.00 = \$2,776.00 and expires on 9-30-2023.

Corn Suitability Rating 2 is 56.8 on the tillable acres.

Land offers a small pond, timber and timber draws, offering perfect cover for wildlife.

Located in Section 5, Baltimore Township, Henry County, Iowa.

Included: Deer Stand

Terms: 10% down payment on May 17, 2022. Balance due at final settlement/closing with a projected date of July 1, 2022, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of July 1, 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. Tract 1 - Tax Parcels: Net \$2,098.00 (approx.) | Tract 2 - Tax Parcels Net \$692.00 (approx.)

Special Provisions:

- The online buyer's premium of \$1,000 per Tract will be added to the bid amount to arrive at the total contract purchase price.
- Tracts will be tied together with the bidding set to close simultaneously. If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes. Each Tract will stay in bidding extension until there are no more bids placed on any of the Tracts that are tied together.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.
- It shall be the obligation of the Buyer to report to the Henry 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. CRP Prorate.

- 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 agrees 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 prorate of the CRP payment that the Seller would have received.
- Tract 1 will be sold lump sum price. Tract 1 will be surveyed prior to final settlement/closing. In the event the final survey for Tract 1 is not completed by auction day or if the recorded survey is different than the announced surveyed acres for Tract 1, no adjustments to the final contract price of Tract 1 will be made, as it is selling lump sum price.



Soil Maps, FSA Information, and additional photos available at SteffesGroup.com

Personal Property Auction

2372 285TH STREET, NEW LONDON, IOWA
LOADOUT: MAY 19, 9AM - 3PM

TIMED ONLINE

CLOSES: TUESDAY, MAY 17, 2022 AT 5PM



TRACTOR & IMPLEMENTS

- Ford, tractor, diesel, WF, 3 pt., 540 PTO, 13.6R28" rears (fenders & hood included)
- Farm King, finish mower, 7', 3 pt., 540 PTO
- Ford, brush cutter, 5', 3 pt., 540 PTO
- Tarter, boom, 3 pt.
- John Deere RM, row crop cultivator, 4-row, 3 pt.
- GMC pickup bed trailer (bill of sale only)
- 2-Wheel trailer (bill of sale only)
- ATV 2-wheel sprayer

LAWN MOWER, GOLF CART & SHOP EQUIPMENT

- Bad Boy Pro Series, zero turn, B&S 26 hp., 48" cut
- Yamaha G1-AM3, golf cart, gas, wood carry bed
- Troy-Bilt Pony, rear tine rototiller, 5 hp.
- Impact Series, 5 hp. 30 gal. portable air compressor w/hose reel
- Miller Thunderbolt welder
- Drill press; Chop saw; Bench grinder; Compound miter saw; Aluminum canoe

FURNITURE & HOUSEHOLD ITEMS

Watch for the full bidding catalog at SteffesGroup.com

- Tract 2 will be sold by the deeded acre. The Seller shall not be obligated to furnish a survey on Tract 2. The multiplier used to determine the total bid amount for Tract 2 will be the deeded acres of 50.5, less Tract 1 surveyed acres. In the event the final survey for Tract 1 is not completed by auction day or if the recorded survey is different than the announced surveyed acres for Tract 1, adjustments to the final contract price of Tract 2 will be made according to final settlement/closing.
- 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).
- Due to this being a Trust, 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.
- Hay ground not in CRP, sells free and clear for 2022 farming season.
- Tract 1 Buyer shall be responsible for moving the property starting from May 17, 2022 until final settlement/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 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.
- All lines, drawings and boundaries are approximate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

KENNETH & JUDITH MCNEILL TRUST | Sara L. Haas - Attorney for Seller

For information contact Lynn Richard of Steffes Group at 319.385.2000 or 319.931.9090

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.

