

TIMED ONLINE Land Auction

Decatur County, Iowa



Decatur City, Iowa

Land is located 4 ¼ miles north of Decatur City on Interstate 35 to exit 18, then ½ mile east on County Road J20.

Auctioneer's Note: Looking to invest in a piece of land on a hard surface road? Check out this Steffes Group timed online auction of tillable land with 2 ponds and a creek running through the property. Potential building site just off of Interstate 35.

80.91± ACRES - 1 TRACT

Approx. 66 acres tillable.

Corn Suitability Rating 2 is 30.8 on the tillable acres.

Land has 2 ponds and West Little River runs through the property.

Located in Section 2, Decatur Township, Decatur County, Iowa.

Not included: 2022 crops.

Terms: 10% down payment on June 14, 2022. Balance due at final settlement/closing with a projected date of July 29, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Land Lord's Possession shall be granted at closing with projected date of July 29, 2022. All row crops and hay crops are reserved by the seller. Full possession shall be granted following the completion of the fall 2022 harvest.

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.

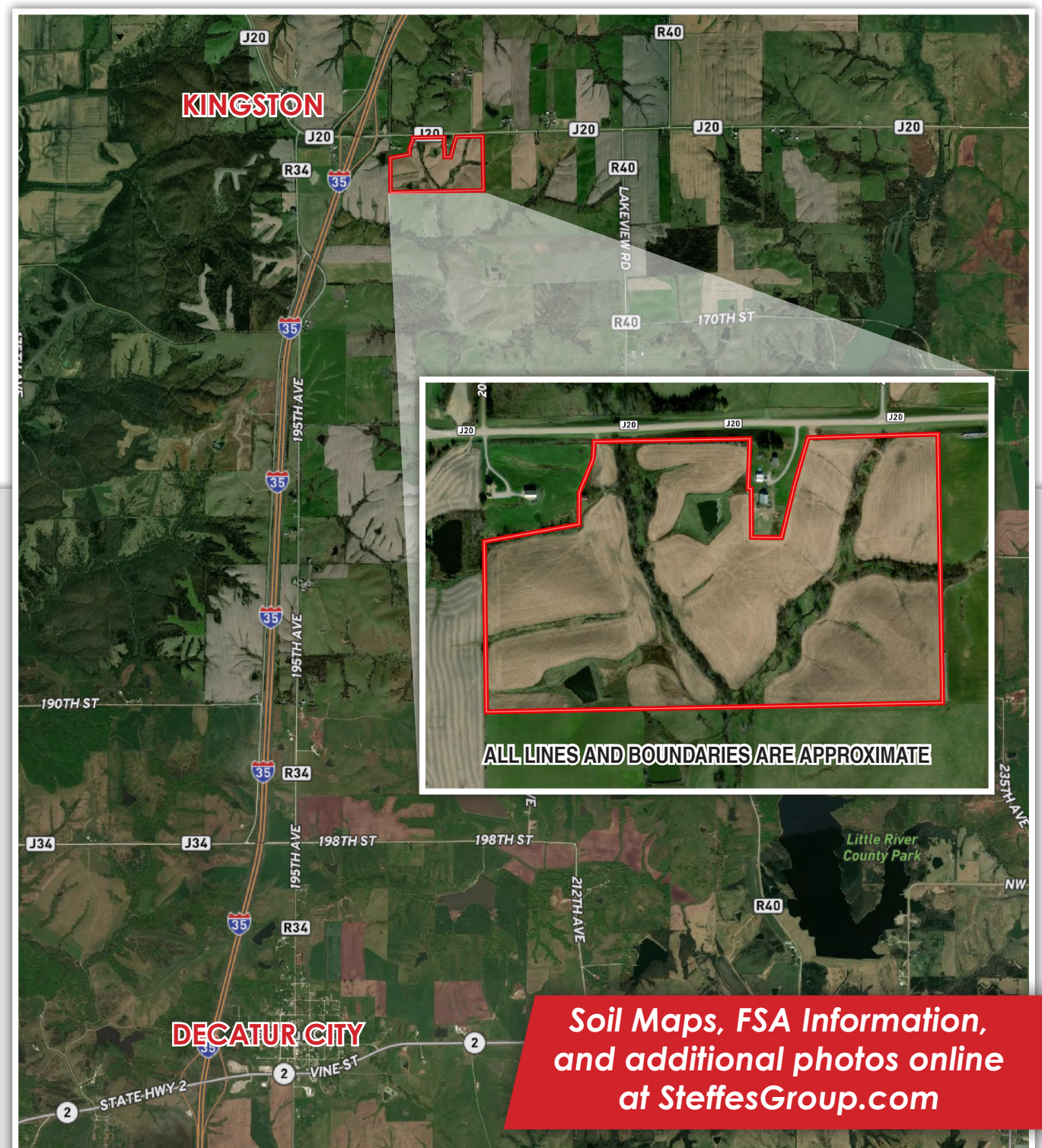
Tax parcels 0602100002, 0602100007 = Net \$940

Special Provisions:

- This real estate auction will have a 5% Buyer's fee. This means the Buyer's fee 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 will be sold by the acre with Assessor acres being the multiplier used to determine the total bid amount.
- 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. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.
- 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 Seller will give fall tillage rights, upon the completion of the 2022 fall harvest. The farm is selling free and clear for the 2023 farming season.
- It shall be the obligation of the Buyer to report to the Decatur 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.
- 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.

Bidding Opens: Tuesday, June 7

Bidding Closes: Tuesday, June 14, 2022 at 10AM



TYSON & AMBER SMITH

Helton Law Offices, PLLC – Closing Attorney for Seller

For information contact Terry Hoenig of Steffes Group at 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.

