

LAND AUCTION

Buchanan County, Iowa



74
CSR2

77.75±
acres, one tract

Live with Online Bidding Available
THURSDAY, JUNE 16, 2022 AT 11AM

Land is located 5 1/4 miles North of Independence on IA-150, then 1/2 miles East on 170th Street, then 1/2 mile North on Jamestown Avenue, then 1/4 mile East on 165th Street, then 3/4 miles North on Kentucky Avenue.

Auction to be held at the Events Center at Heartland Acres Agribition Center, 2600 Swan Lake Boulevard, Independence, Iowa

Independence, Iowa

1 TRACT
77.75±
deeded acres

74
CSR2

FSA information: 74.12 acres tillable.
Corn Suitability Rating 2 is 74 on the tillable acres.
Farm has been pattern tiled. View website for tile map.
Located in Sections 34, Hazleton Township,
Buchanan County, Iowa.

Terms: 10% down payment on June 16, 2022. Balance due at final settlement with a projected date of August 1, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of August 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.

The following taxes are approximate and will be used to prorate at closing: Tax Parcels 02.34.400.006, 02.34.400.003 = \$1,948.00 Net

Special Provisions:

- Online bidding will be offered. 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. No buyer's premium charged if purchased on-site.
- The farm is rented for the 2022 farming season. Seller will retain 100% of the cash rent for 2022.
- Seller shall serve termination to the tenant and will be selling free and clear for the 2023 farming season.
- It shall be the obligation of the Buyer to report to the Buchanan County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- Bidding on the farm will be by the deeded acre with deeded acres being the multiplier used to determine the total bid amount.
- Seller shall not be obligated to furnish a survey.
- 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 Iowa 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 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 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.



ALL LINES AND BOUNDARIES ARE APPROXIMATE

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

ALAN & LORI SPERFSLAGE

Brian Eddy- Closing Attorney for Sellers

For information contact Tracy Coffland of Steffes Group at 319.385.2000 or 319.350.5003

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.

