

# LAND AUCTION

*Story County, Iowa*

**116+**  
*acres*

*Live in Ames, Iowa*

**WEDNESDAY, JULY 27, 2022 AT 11 AM**

**Auctioneer's Note:** Located along Highway 69 is this prime, highly productive farmland with possible future development potential in the ever-growing Ames area. This land is investment quality with approx. 110 acres tillable with a 83.3 CSR2 rating.

Land is located 2 miles north of Ames on Highway 69.

Auction to be held at the Ames Moose Lodge #520, 644 W 190th St, Ames, Iowa.

**116.15± Acres - Sells in 1 Tract**

Approx. 110 acres tillable of which 0.70 acres are in CRP as follows:  
0.70 acres X \$319.20 = \$223.00 and expires on 9-30-2024.  
Corn Suitability Rating 2 is 83.3 on the tillable acres.  
Located in Section 15, Franklin Township, Story County, Iowa.  
Land is currently zoned A-1.  
Owner states land has file, no maps available.

**83.3**  
*CSR2!*

*online bidding available!*

**Terms:** 10% down payment on July 27, 2022. Balance due at final settlement with a projected date of September 9, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of September 9, 2022 (Subject to tenant's rights on the tillable land).

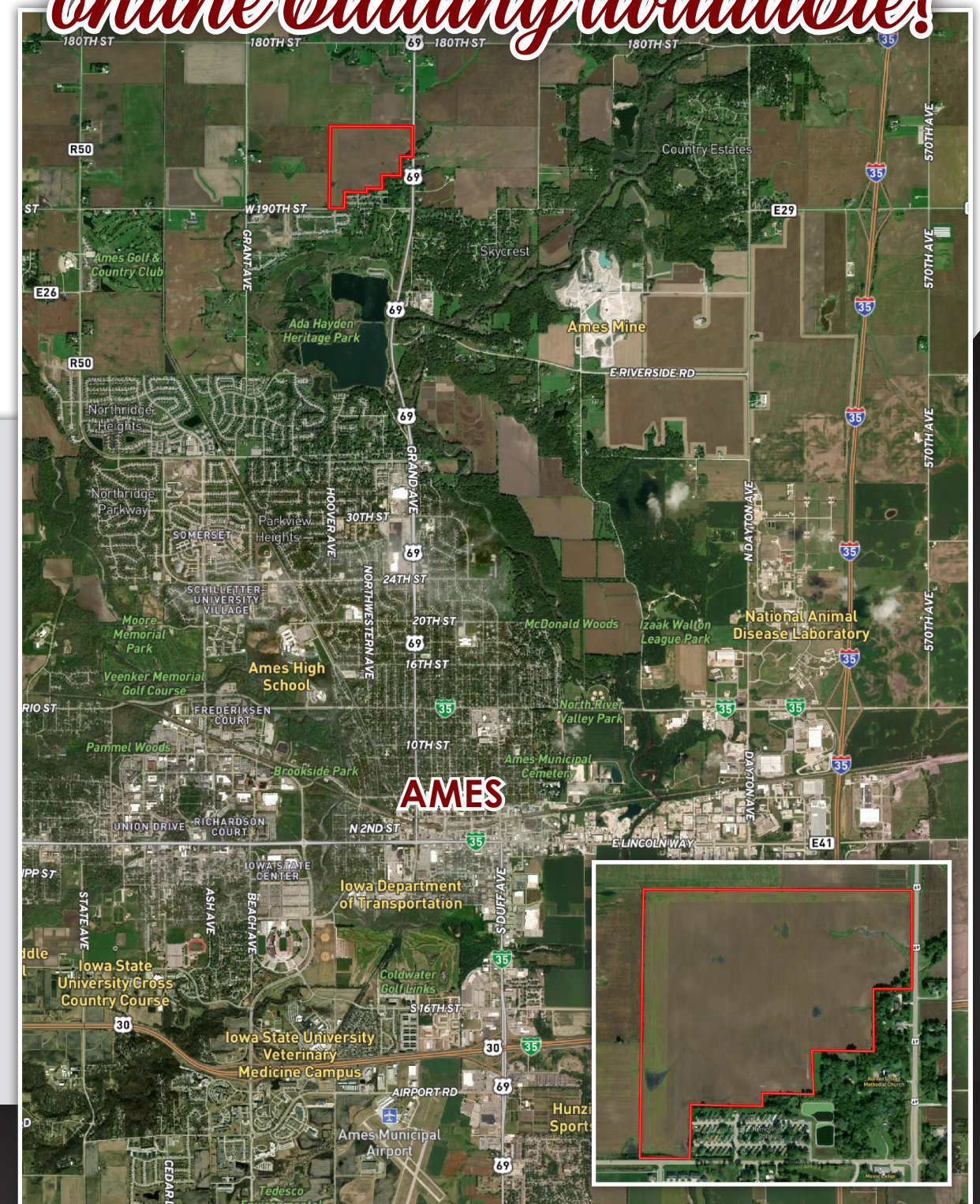
**Real Estate Taxes:** To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

The following taxes are approximate and will be used to prorate at closing:

**Tax Parcels 05-15-400-205, 05-15-400-100, 05-15-400-305, 05-15-400-410: \$3,760.00 Net**

**Special Provisions:**

- Online bidding will be offered. The online buyer's premium of \$1,000 will be added to the bid amount to total the contract purchase price. No buyer's premium charged if purchased onsite.
- The farm is rented for the 2022 farming season. Seller will retain 100% of the cash rent for the 2023 farming season.
- Seller has served termination to the tenant, therefore the land will be selling free and clear for the 2023 farming season.
- It shall be the obligation of the Buyer to report to the Story 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.
- Bidding on the farm will be by the assessor gross acres with assessor gross 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.



**ALAN & LORI SPERFSLAGE**

*Brian Eddy – Closing Attorney for Sellers*

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

**319.385.2000 | SteffesGroup.com**

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