

# LAND AUCTION

## Black Hawk County, Iowa



### Live with Online Bidding!

## THURSDAY, JULY 7, 2022 AT 11AM

Land is located 3 miles north of Jesup on Highway V62, then 1 1/2 miles west on 183rd Street/County Highway D16, then 1/2 mile north on Cunningham Road.

## Jesup, Iowa

Auction to be held at the Jesup Golf & Country Club Nine & Dine, 530 N Street, Jesup, Iowa.

# 71.8 CSR2!

### 117± DEEDED ACRES - 1 TRACT

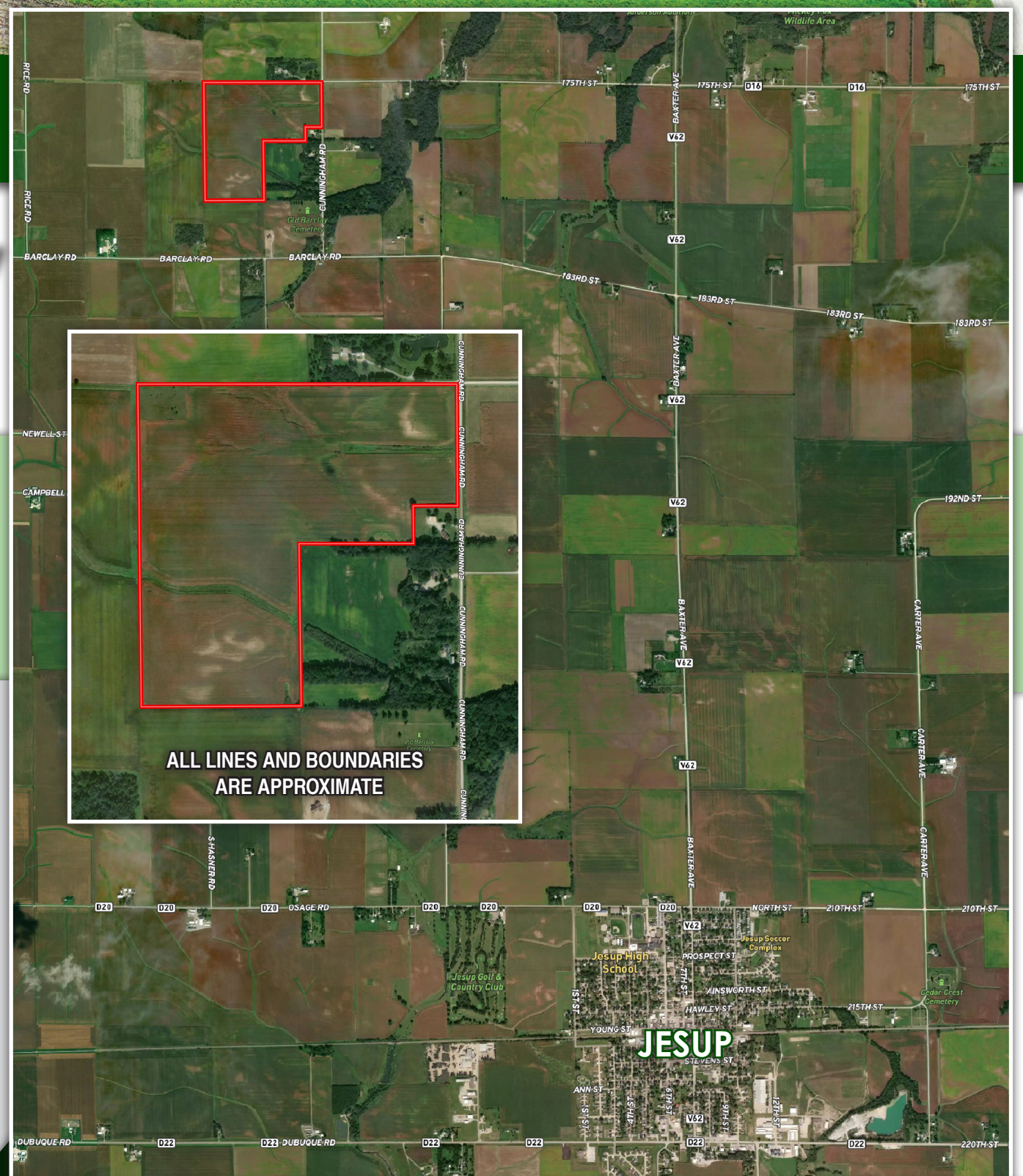
FSA information: 115.26 acres tillable.  
Corn Suitability Rating 2 is 71.8 on the tillable acres.  
Farm has tile. View tile maps online at [SteffesGroup.com](http://SteffesGroup.com).  
Located in Section 12, Barclay Township, Black Hawk County, Iowa.

**Terms:** 10% down payment on July 7, 2022. Balance due at final settlement with a projected date of August 22, 2022, upon delivery of merchantable abstract and deed and all objections have been met.  
**Possession:** Projected date of August 22, 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 891112326001, 891112301001, 891112351001 - \$3,434.97 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.
- It shall be the responsibility of the Buyer to serve tenant notice prior to September 1, 2022, if so desired.
- It shall be the obligation of the Buyer to report to the Black Hawk 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.



Soil & Tile Maps, FSA Information, and additional photos online at [SteffesGroup.com](http://SteffesGroup.com)

## LANCE FENNER & LONNIE FENNER

Joseph R. Sevcik – Closing Attorney for Sellers

For information contact Mason Holvoet of Steffes Group, 319.385.2000 or 319.470.7372

319.385.2000 | [SteffesGroup.com](http://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.

