

LAND AUCTION

Des Moines County, Iowa

TIMED ONLINE



Opens: Wednesday, June 15

Closes: Wednesday, June 22, 2022 at 3PM

Danville, Iowa

Land is located 3 miles west of Danville on Roosevelt Street.

Auctioneer's Note: Here is another opportunity to purchase Iowa farmland with a 61.9 CSR2 rating. Bid your price to add this to your land investment portfolio.

75.8± Deeded Acres – Sells in 1 Tract

FSA indicates: 65.15 acres tillable.
Corn Suitability Rating 2 is 61.9 on the tillable acres.
Located in Section 19, Danville Township, Des Moines County, Iowa.
Not included: 2022 crops

Terms: 10% down payment on June 22, 2022. Balance due at final settlement/closing with a projected date of August 5, 2022, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of August 5, 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.
Tax parcels 09-19-100-010, 09-19-100-004, 09-19-300-002: Net \$2,104.00

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 deeded 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 farm is rented for the 2022 farming season. The Seller shall retain 100% of the 2022 cash rent.
- The Seller will serve tenant notice, prior to September 1, 2022. Farm will be selling free and clear for the 2023 farming season.
- It shall be the obligation of the Buyer to report to the Des Moines 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.

- There is a recorded 30' wide easement in favor of the Heckart Subdivision for ingress/egress to the adjoining property. View website to view survey/easement.
- 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.



JARED & STEPHANIE L. HECKART

James W. Miller – Closing Attorney for Seller

For information contact Terry Hoenig of Steffes Group at 319.385.2000 or 319.470.7120

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Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.

