

MULTI-TRACT Land Auction

Poweshiek County, Iowa

328±
acres,
4 tracts

Live with
Online Bidding!

WEDNESDAY, JUNE 15, 2022 AT 11AM

Searsboro, Iowa

Land is located 2 miles east of Searsboro on Highway 146, then 2 miles south on Highway 146, then 1 1/2 miles west on 515th Avenue.
Auction to be held at the New Sharon Fire Department, 201 E Market Street, New Sharon, Iowa.

Auctioneer's Note: The Fisk Estate land offers varying tracts to suit your farming operation or investment needs! Be sure to attend this live auction event in person or online.

"Selling Choice with the Privilege"

Tracts 1 - 4 will be sold price per acre and will be selling Choice with the Privilege. High bidder may choose any combination of Tract or Tracts, times their high bid. This will continue until Tracts 1 - 4 are sold. Tracts will not be recombined.

Tract 1 - 80± Acres

Approx. 70 acres tillable of which 10.56 is in CRP as follows:
10.56 acres X \$275.80 = \$2,912.00 and expires on 9-30-31.
Corn Suitability Rating 2 is 69.2 on the tillable acres.
Located in Sections 22 & 27, Sugar Creek Township, Poweshiek County, Iowa.

Tract 2 - 71.28± Acres

Approx. 65 acres tillable.
Corn Suitability Rating 2 is 66.1 on the tillable acres.
Located in Sections 22 & 23, Sugar Creek Township, Poweshiek County, Iowa.

Tract 3 - 16.85± Acres

FSA indicates: 13.41 acres tillable.
Corn Suitability Rating 2 is 75 on the tillable acres.
Located in Section 22, Sugar Creek Township, Poweshiek County, Iowa.

Tract 4 - 160± Acres

FSA indicates: 124.95 acres tillable.
Corn Suitability Rating 2 is 60 on the tillable acres.
This tract also has fenced pasture with a pond.
Located in Sections 14 & 23, Sugar Creek Township, Poweshiek County, Iowa.
Not included: Hay bales, Livestock equipment.

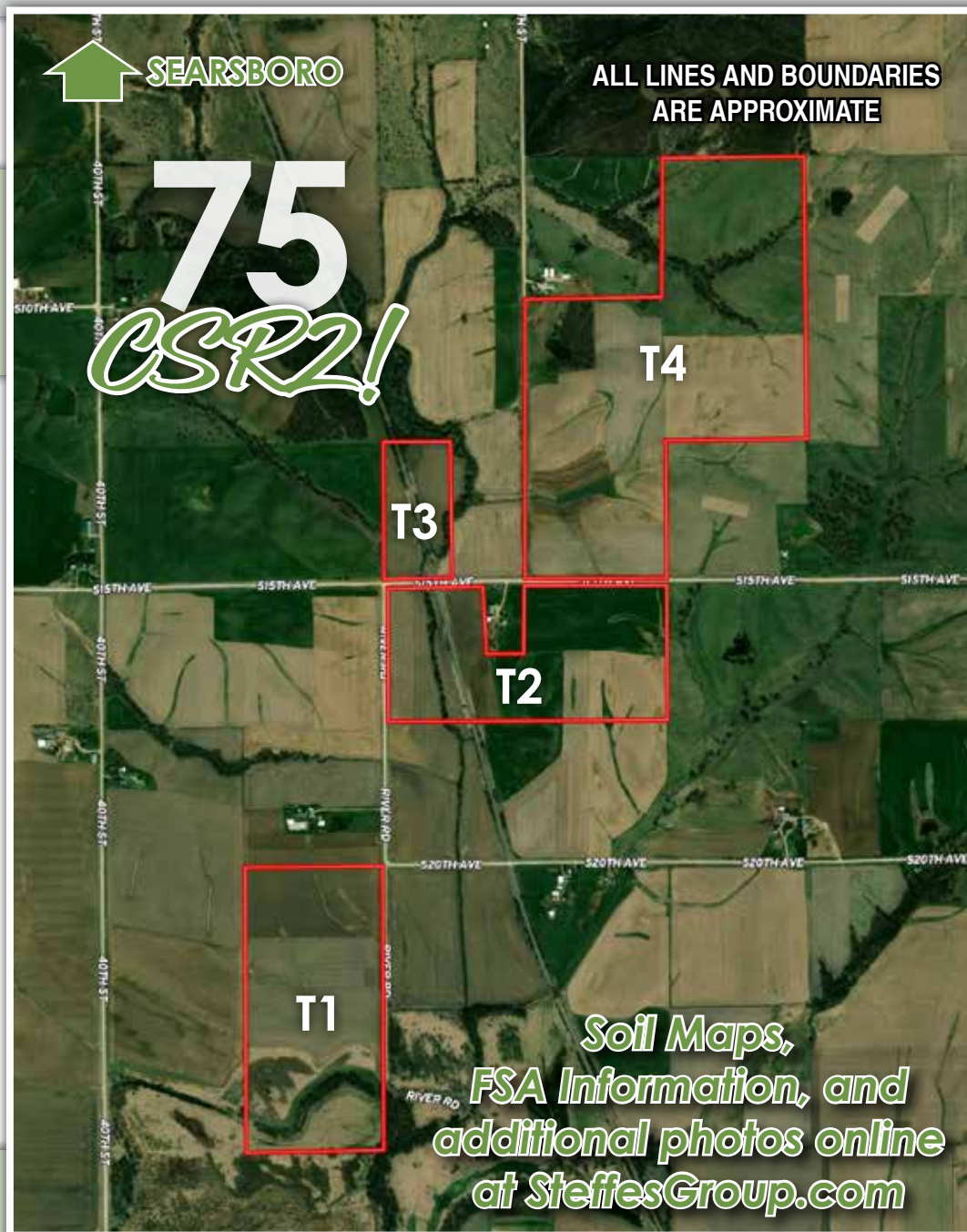
Terms: 10% down payment on June 15, 2022. Balance due at final settlement with a projected date of August 1, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Landlord's Possession: Projected date of August 1, 2022 (Subject to tenant's rights on the tillable, pasture & hay ground).

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.

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 onsite.
- All Tracts are rented for the 2022 farming season, including tillable, pasture & hay ground. Seller will retain 100% of the cash rent for 2022.
- The Seller will serve tenant notice, prior to September 1, 2022. Farms will be selling free and clear for the 2023 farming season.
- It shall be the obligation of the Buyer to report to the Poweshiek County FSA office and show filed deed(s) in order to receive the following if applicable:
A. Allotted base acres. B. Any future government programs. C. Final tillable acres will be determined by the FSA office, as some fields are combined and/or overlap Tract lines. D. CRP prorated.
- 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 agree 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 prorated of the CRP payment that the Seller would have received.
- Tracts will be sold by the acre with the Assessor's gross acres being the multiplier for said Tracts. Seller shall not be obligated to furnish a survey on any Tracts.
- 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 following taxes are approximate and will be used to prorate at closing:

Tract 1	Tract 2	Tract 3	Tract 4
\$1,874.00 Net	\$1,652. Net	\$422.00 Net	\$3,190.00 Net

- The Buyer shall be responsible for any fencing in accordance with Iowa state law.
- If one Buyer purchases more than one tract, the Seller shall only be obligated to furnish one abstract and deed (husband & wife constitute one buyer).
- 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.



DANIEL B. FISK ESTATE

Jacqueline Russell & Charlotte Beyer - Co-Executors | Mahaffey Law Office - Closing Attorney for Estate

For information contact Mason Holvoet of Steffes Group at 641.423.1947 or 319.470.7372

641.423.1947 | SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641

