

LAND & ACREAGE AUCTIONS

Linn County, Iowa

TIMED ONLINE

88
CSR2!



Alburnett, Iowa



80 DEEDED ACRES - SELLS IN 1 TRACT

OPENS: THURSDAY, JUNE 23

COUNTRY ACREAGE ON 17.48± ACRES

LAND CLOSES: THURSDAY, JUNE 30, 2022 AT 10AM / ACREAGE CLOSES: THURSDAY, JUNE 30, 2022 AT 1PM

Land is located 2 ¼ miles north of Alburnett on W58/N Alburnett Road, then 2 ½ miles on E16/Central City Road.

Auctioneer's Note: Buy quality with this investment piece of Iowa farmland with 77.03 acres fillable with a 88 CSR2 rating!

80 Deeded Acres - 1 Tract

FSA indicates: 77.03 NHEL acres fillable. Corn Suitability Rating 2 is 88 on the fillable acres. Located in Section 9, Otter Creek Township, Linn County, Iowa. **Not included:** 2022 crops.

Terms: 10% down payment on June 30, 2022. Balance due at final settlement with a projected date of August 15, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Landlord's Possession: Projected date of August 15, 2022 (full possession shall be given upon the complete of the 2022 fall harvest).

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:** 060912600100000 & 060915100100000 = Net \$3,318.00

Special Provisions on the Land:

- This online auction will have a 5% buyer's premium. This means the buyer's premium 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.
- Acreage will be sold lump sum price.
- Land will be sold by the acre with deeded acres of 80 being the multiplier used to determine the total bid amount.
- Seller shall not be obligated to furnish a survey.
- 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.
- Land is being farmed by the Seller for the 2022 farming season. Full possession shall be given upon the completion of the 2022 fall harvest and fall tillage rights shall be given to Buyer. Land is selling free and clear for the 2023 farming season.
- It shall be the obligation of the Buyer to report to the Linn County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- The Buyer shall be responsible for installing his/her own entrances if needed or desired.



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Acreage is located 2 ¼ miles west of Alburnett on E28/Roosevelt Street, then ¼ mile north on East Otter Road to 3977 East Otter Road.

Auctioneer's Note: Skip the headaches of building a new home and purchase this hidden gem of an acreage with a 1,726 sq. ft. ranch style home offering 3 bedrooms, 4 baths, 4 season porch, Morton 36'x50' building and solar panel system. All situated on a park like setting with 17.48± acres with timber and East Otter Creek running through the property.

Acreage Open House:
Thursday, June 16
from 1-2PM



Special Provisions on the Acreage:

- This online auction will have a 5% buyer's premium. This means the buyer's premium 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.
- Acreage will be sold lump sum price.
- Seller shall not be obligated to furnish a survey.
- 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.
- Land is selling free and clear for the 2023 farming season.
- Seller will have the home inspected as required by Linn County. Any repairs or updates required from the Linn County inspection shall be the responsibility and expense of the Buyer.
- The Buyer shall bear the responsibility and expense to have the septic system pumped & inspected, prior to closing, as required by the Iowa DNR. It shall also be the Buyer's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with Linn County & Iowa Laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the Linn County Sanitarian for the septic system.

Main Level:

- Home was built in 1996 with 1,726 sq. ft. of living space
- Large entryway with tiled floor
- Oak kitchen with breakfast bar, dining area, skylight (new last fall), stove & dishwasher
- Living room with gas fireplace & tray ceiling
- Four season room with mini split unit & views of East Otter Creek
- Main bedroom with tray ceiling, walk in closet & ensuite bathroom with garden tub & shower
- Two additional bedrooms
- Full bathroom
- Laundry room with 3/4 bath

Lower Level:

- Walkout basement
- Kitchen with stove, microwave & dishwasher
- Large family/game room with corner bar
- 3/4 bathroom
- Storage/furnace room with Goodman high efficient gas forced air furnace, central air, Beam Central Cleaning System & Kinetico water softener

Other Amenities:

- Covered front concrete porch overlooking the wonderful landscaping & small pond
- 26'x26' attached heated garage
- Morton 36'x50'x12' building with 1/2 concrete & 2 overhead doors with openers
- 10.5KW Solar panel system built in 2019
- Generac 20KW backup generator
- Irrigation system
- New shingles last fall, Natural gas & Sandpoint well
- All situated on a park like setting with 17.48± acres

Included: Generac 20KW backup generator, Solar panel system, Beam Central Cleaning System, Kinetico water softener, (2) Stoves, (2) Dishwashers, Microwave, Washer, Dryer, any item present on the day of closing.

FSA indicates: 4.05 acres fillable of which 1.61 acres are in CRP as follows:

1.61 acres at \$79.20 = \$127.00, expires on 9-30-2028

Located in Section 28, Otter Creek Township, Linn County, Iowa.

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Landlord's Possession: Projected date of August 15, 2022.

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:** 062820100500000 & 062820100600000 = Net \$4,090

- It shall be the obligation of the Buyer to report to the Linn 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. 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 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 prorate of the CRP payment that the Seller would have received.

Read complete Special Provisions, Terms & Conditions for both auctions at SteffesGroup.com



WINDFIELD FARMS, INC. | Kyle W. Wilcox - Closing Attorney for Seller

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

319.385.2000 | SteffesGroup.com

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