

Land Auction

Franklin County, Iowa

70±
*acres,
one tract*

Live! in Hampton, Iowa



WEDNESDAY, JULY 13, 2022 AT 11AM

online bidding available!

Land is located 3 miles south of Hampton, IA on Highway 65.

Auction held at the Hampton Country Club, 1620 Country Club Lane, Hampton, Iowa.

70.37± Acres – Sells In One Tract

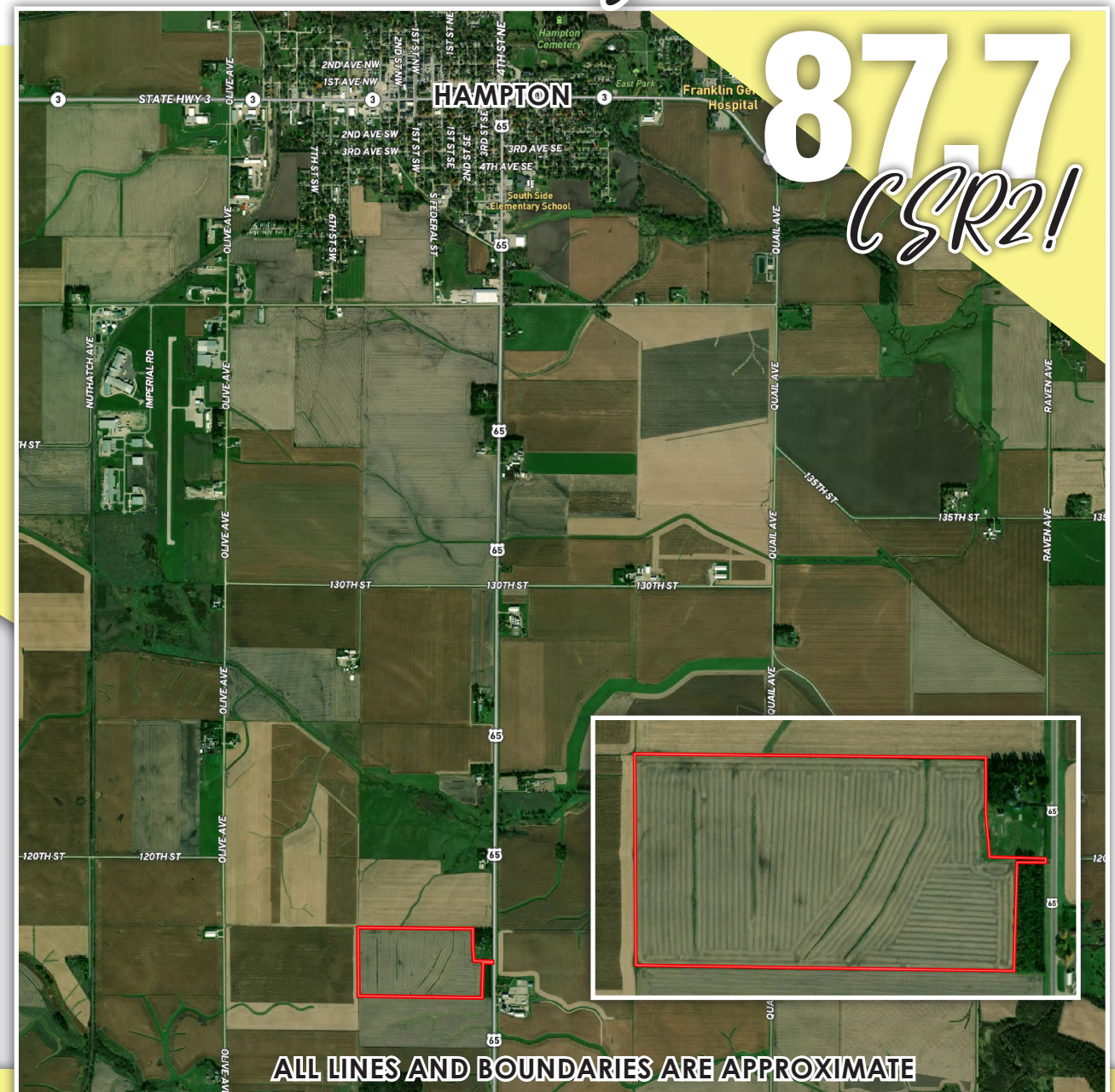
FSA information: 70.04 acres tillable.

Corn Suitability Rating 2 is 87.7 on the tillable acres.

Farm has terraces (terrace agreement expires 2023),
tile, and a wind lease agreement.

Located in Section 16, Reeve Township, Franklin County, Iowa.

**All FSA Information,
Soil & Tile Maps, and Terrace
and Wind Lease Agreements
available online at
SteffesGroup.com**



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Terms: 10% down payment on July 13, 2022. Balance due at final settlement with a projected date of August 26, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of August 26, 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 1116200013, 1116200014 & 1116200011 = \$2,660.00 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.
- Seller has served termination to the current tenant and the farm is selling free and clear for the 2023 farming season.
- Farm has a wind easement lease agreement. Copies of agreement will be available to view online.
- It shall be the obligation of the Buyer to report to the Franklin 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. Conservation agreement for terraces.
- Bidding on the farm will be by the acre with assessor 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.

KAE-DON CORP.

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

641.423.1947 | 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.

