

# Land Auction

*Buchanan County, Iowa*

*Brandon, Iowa*

**50±**  
*acres, one tract*

**OPENS: THURSDAY, AUGUST 11**

**CLOSES: THURSDAY, AUGUST 18, 2022 AT 10AM**



Land is 3 1/2 miles northwest of Brandon on La Porte Road, then 1 1/2 miles south on South Black Hawk Buchanan Road.

**Auctioneer's Note:** If you're looking to add to your farming operation or land investment portfolio, then check out this piece of Iowa farmland with 46.08 acres tillable with a 70.3 CSR2 rating!

**50.23 taxable acres M/L- 1 tract**

FSA indicates: 46.08 acres tillable.  
Corn Suitability Rating 2 is 70.3 on the tillable acres.  
Located in Section 30, Jefferson Township, Buchanan County, Iowa.  
Not included: 2022 crops.

**Terms:** 10% down payment on August 18, 2022. Balance due at final settlement with a projected date of September 30, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of September 30, 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.

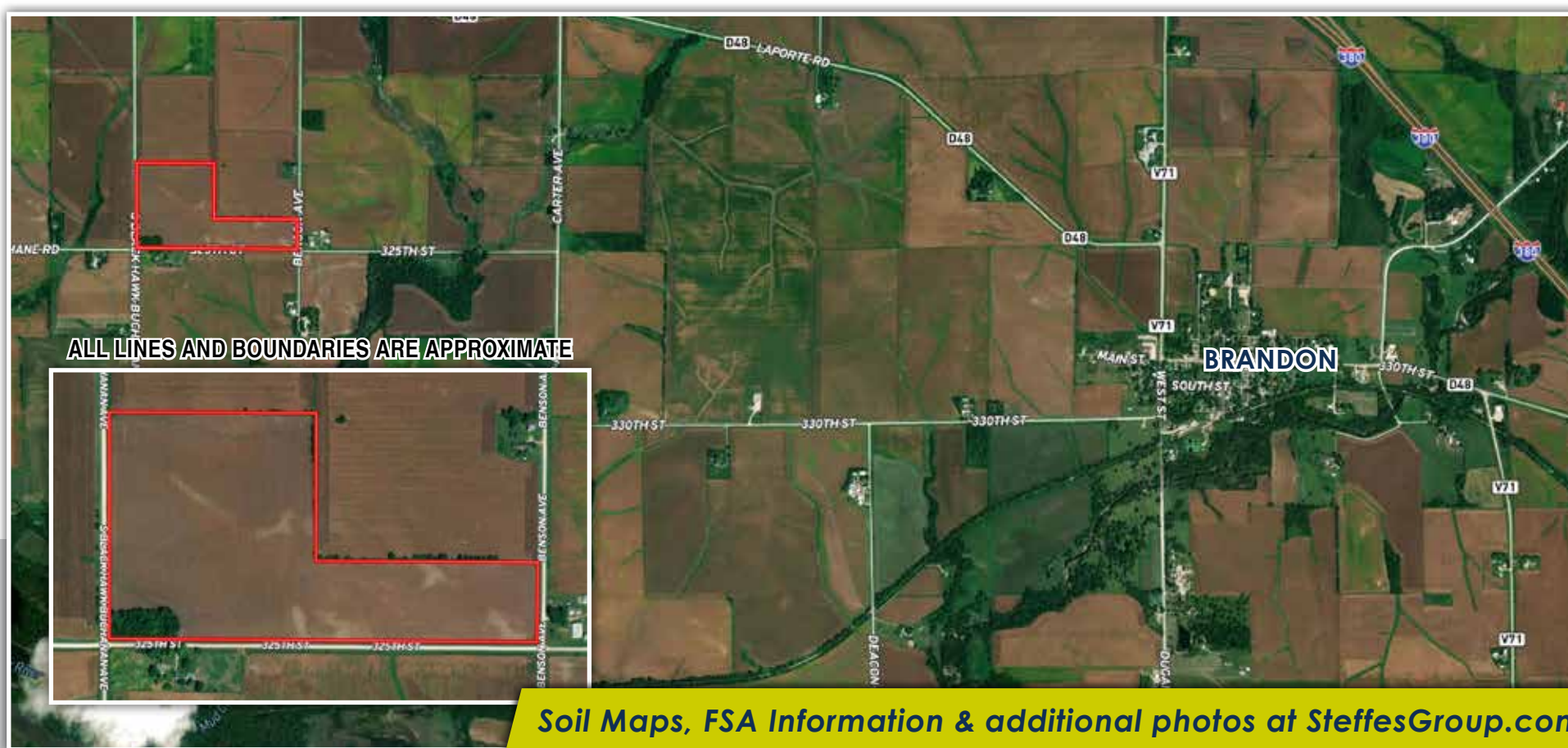
**Tax parcels:** 13.30.100.006, 13.30.100.002 = Net \$1,340.00

**Special Provisions:**

- 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.
- Land will be sold by the acre with taxable acres of 50.23 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. Seller will retain 100% of the cash rent for 2022.
- Seller shall serve termination to the tenant, therefore the land will be selling free and clear for the 2023 farming season.
- It shall be the obligation of the Buyer to report to the Buchanan 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.
- 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.



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

**SHIRLEY J. PULKRABEK ESTATE**

Lonny L. Pulkrabek – Executor | Julie L. Pulkrabek - Closing Attorney for Seller

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

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

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