

LAND AUCTION

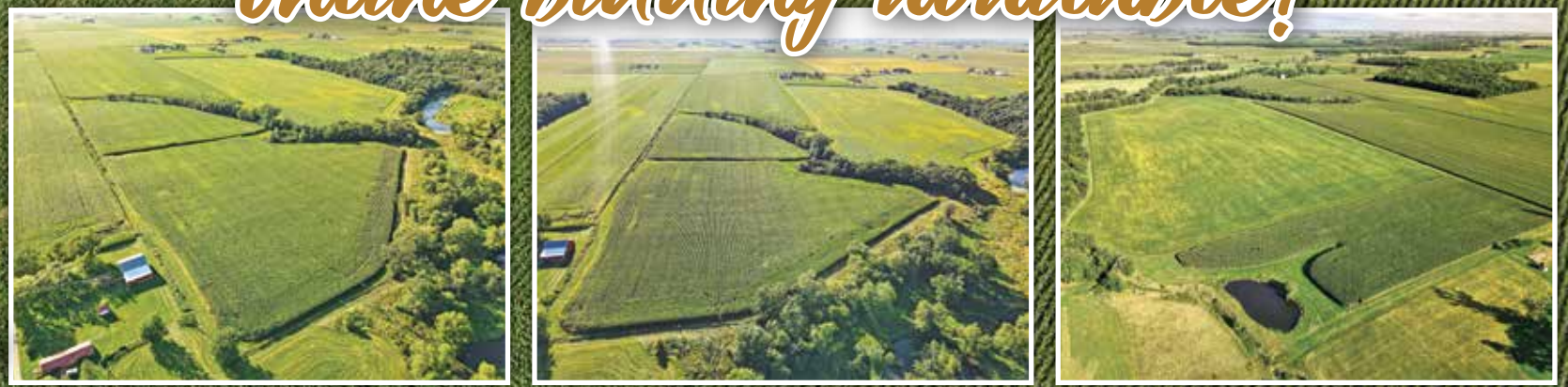
Fayette County, Iowa

105±
acres, one tract

85.2
CSR2!

online bidding available!

Live! in Sumner, Iowa



THURSDAY, NOVEMBER 3, 2022 AT 11AM

Land is located 7 miles south of Sumner on County Highway V62/Y Avenue.
Auction to be held at the American Legion, 113 East 1st Street, Sumner, Iowa

Auctioneer's Note: Join us for this live Steffes Group auction event offering this highly desirable tract of land with 85.2 CSR2!

105± ACRES – Subject to final survey

Approx. 97 acres tillable.

Corn Suitability Rating 2 is 85.2 on the tillable acres.

Located in Section 30, Fremont Township, Fayette County, Iowa.

Terms: 10% down payment on November 3, 2022. Balance due at final settlement with a projected date of December 19, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 19, 2022 (Subject to tenant's rights).

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: Part of Parcel 000001330300007 = \$3,535.00 Net Approx.

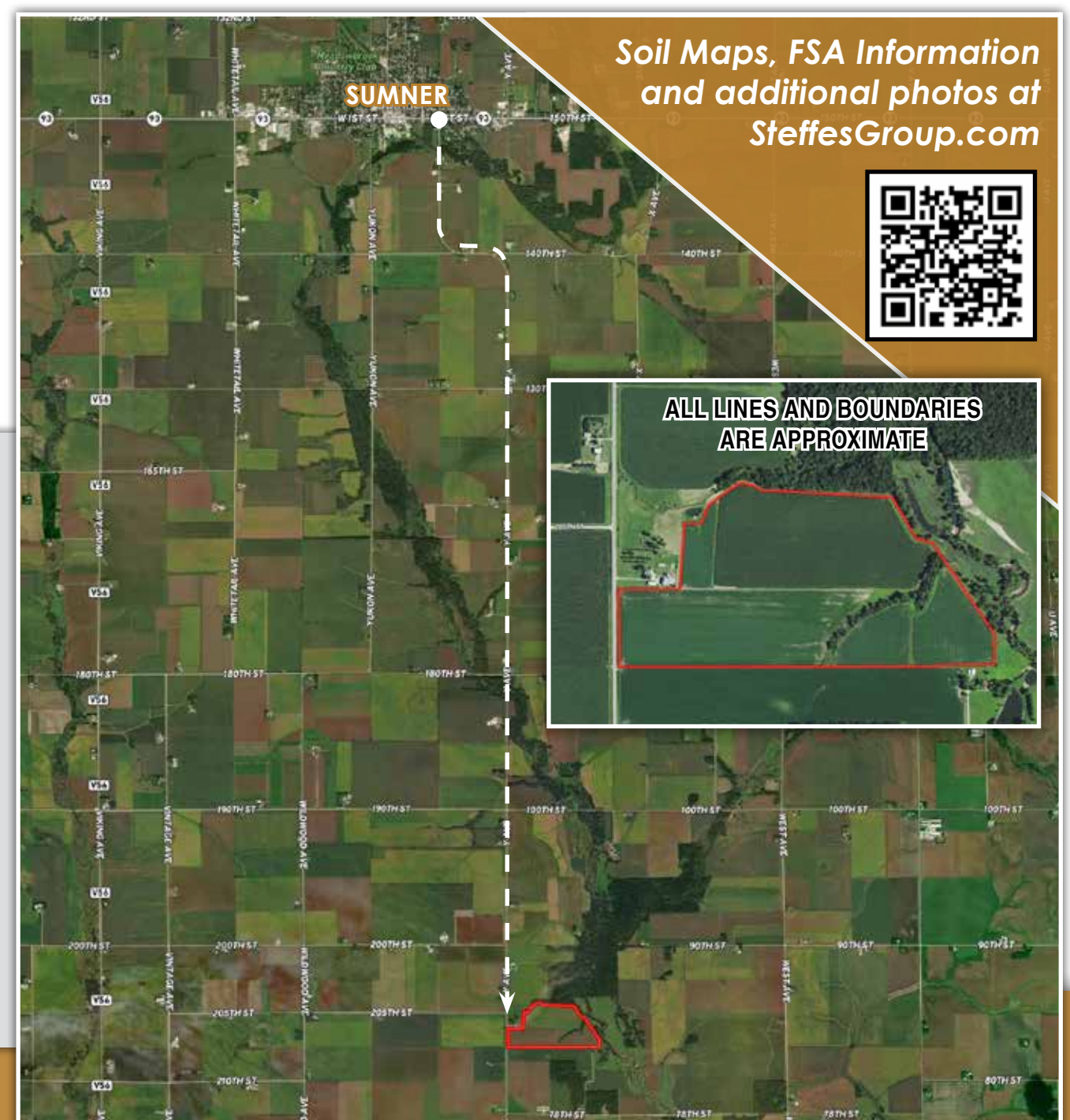
Special Provisions:

- 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.
- Seller has served termination to the tenant and the land is selling free and clear for the 2023 farming season.
- It shall be the obligation of the Buyer to report to the Fayette 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. Final tillable acres to be determined by the FSA office, as tract lines may overlap field lines.
- Land will be surveyed by a licensed surveyor. Land will be sold by the acre with gross surveyed acres being the multiplier. In the event the final survey is not completed by auction day or if the recorded survey is different than the announced gross surveyed acres, adjustments to the final contract price will be made accordingly at closing.
- 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 are subject to final survey.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

Soil Maps, FSA Information
and additional photos at
SteffesGroup.com



ALL LINES AND BOUNDARIES
ARE APPROXIMATE



KENNETH R. & JUANITA M. MOHLIS

Patrick B. Dillon of Dillon Law P.C. – Closing Attorney for Seller

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

319.385.2000 | 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.

