

TIMED ONLINE Land Auction

Grundy County, Iowa

1 TRACT
155+
deeded
acres

81
CSR2!

Opens: Tuesday, September 6

Wellsburg, Iowa

CLOSES: TUESDAY, SEPTEMBER 13, 2022 AT 1PM

Located 3 1/2 miles north of Wellsburg on Highway T19,
then 2 1/2 miles east on 150th Street.

Auctioneer's Note: Here is a larger tract of highly productive Iowa farmland in Grundy County, IA, selling in 1 tract!

155.42± DEEDED ACRES

FSA indicates: 146.75 tillable acres of which 26.19 acres are in CRP as follows:

5.32 acres X \$268.80 = \$1,430.00 and expires on 9-30-2022.

20.87 acres X \$332.65 = \$6,942.00 and expires on 9-30-2029.

Corn Suitability Rating 2 is 81 on the tillable acres.

Located in Section 29, Pleasant Valley Township, Grundy County, Iowa.

Terms: 10% down payment on September 13, 2022. Balance due at final settlement with a projected date of October 27, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of October 27, 2022 (Subject to tenant's rights on tillable land).

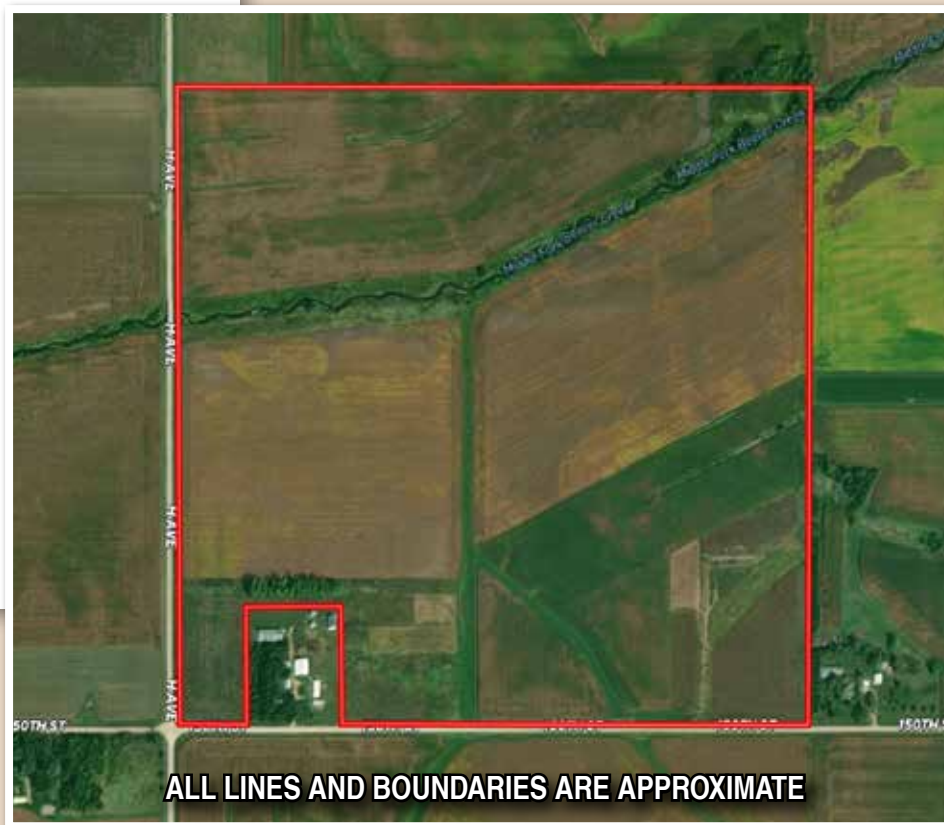
Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years. **Tax Parcel 891729300002: Net = \$4,490.00**

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.
- If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes.
- 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.
- 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 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 Grundy 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. 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 prorated of the CRP payment that the Seller would have received.
- Land will be sold by the acre with deeded 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 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 drawings, lines 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,
AND ADDITIONAL PHOTOS
AT STEFFESGROUP.COM

BOELTS, INC.

C. Kevin McCrindle - Closing Attorney for Seller

For information contact Steffes Group at 641.423.1947;

Mason Holvoet at 319.470.7372 or Duane Norton at 515.450.7778

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

SCAN FOR
AUCTION
DETAILS

