

Jefferson County, Iowa LAND AUCTION

TUESDAY, OCTOBER 11, 2022 AT 10AM

Live with Online Bidding!

Lockridge, Iowa

150±
acres, two tracts

"Selling Choice with the Privilege"

Tracts 1 & 2 will be sold price per gross surveyed acre and will be selling Choice with the Privilege. Whereas the high bidder may choose Tract 1 or Tract 2 or both Tracts, times their high bid. This will continue until both Tracts are sold. Tracts will not be recombined.



Land is located 7 1/2 miles southwest of Lockridge, Iowa on County Highway W40/County Highway H46 (Glasgow Road).

Auction to be held at the Steffes Group Auction Facility, 2245 East Bluegrass Road, Mt. Pleasant, Iowa.

Auctioneer's Note:

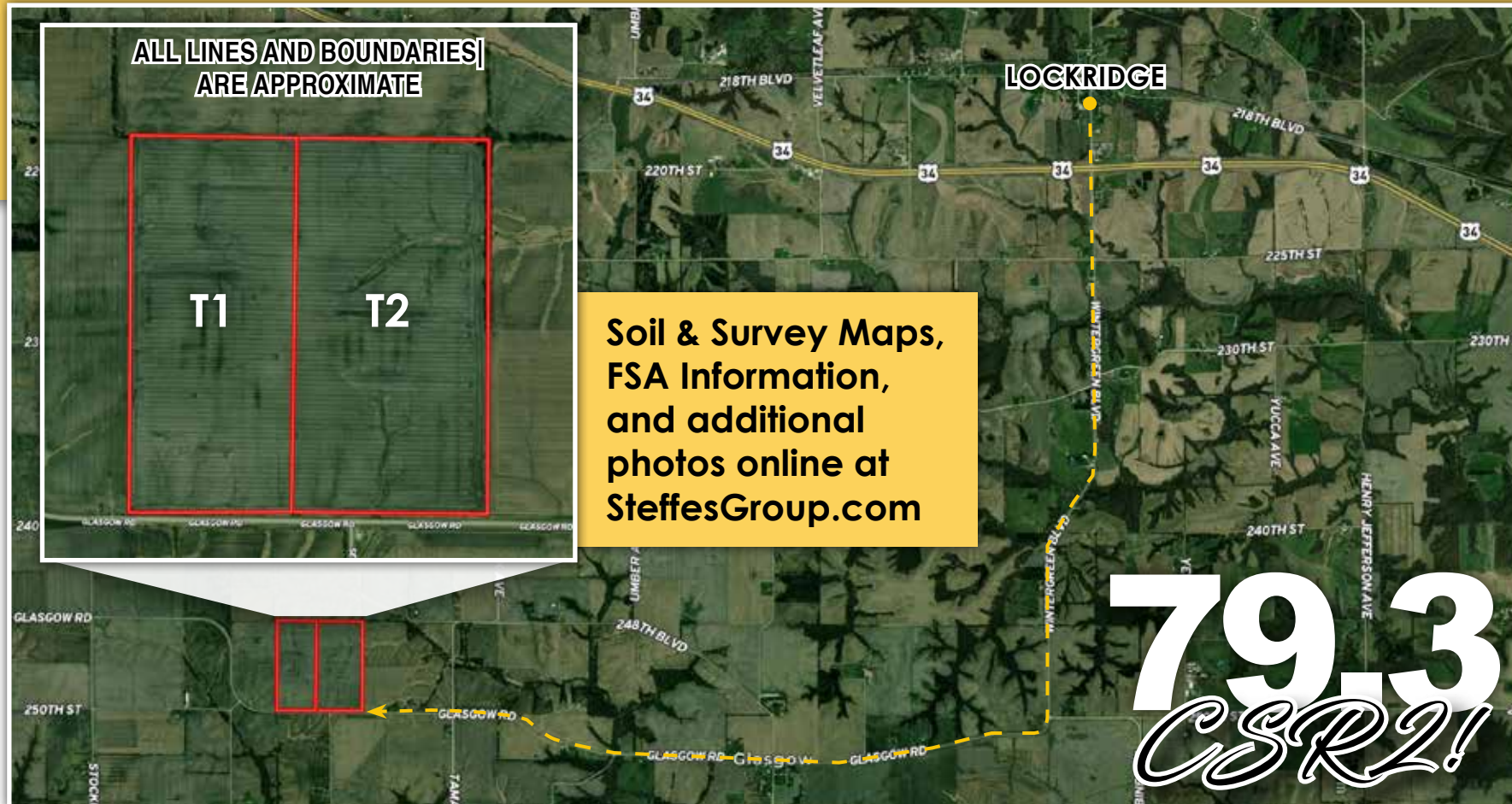
Quality Jefferson County farm located on a hard surface road. Selling in two tracts, buy one or both tracts based on your farming or portfolio needs!

TRACT 1 – 70.27 SURVEYED ACRES

Approx: 68.5 acres tillable.
Corn Suitability Rating 2 is 79.3 on the tillable acres.
Located in Section 18, Round Prairie Township, Jefferson County, Iowa.

TRACT 2 – 80.39 SURVEYED ACRES

Approx: 77.5 acres tillable.
Corn Suitability Rating 2 is 78.5 on the tillable acres.
Located in Section 18, Round Prairie Township, Jefferson County, Iowa.
FSA indicates: 147.85 NHEL acres tillable on the entire farm.



Terms: 10% down payment on October 11, 2022. Balance due at final settlement with a projected date of November 23, 2022, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of November 23, 2022 (Subject to tenant's rights on the tillable land. Fall tillage rights will be granted upon the completion 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.

The following taxes are approximate and will be used to prorate at closing: **Tract 1:** Tax parcels 1218300003, 1218300001 = \$2,094.00 Net | **Tract 2:** Tax parcels 1218300004, 1218300002 = \$2,358.00 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 shall serve termination to the tenant, therefore the land will be selling free and clear for the 2023 farming season. Fall tillage rights will be granted upon the completion of the 2022 fall harvest.
- It shall be the obligation of the Buyer to report to the appropriate 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 will be determined by the FSA office, as fields are combined and/or overlap Tract lines.
- Tracts 1 & 2 have been surveyed and will be sold by the acre with gross surveyed acres being the multiplier for said tracts. 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, then 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.
- If one Buyer purchases more than one tract, the Seller shall only be obligated to furnish one abstract and deed (husband & wife constitute one Buyer).
- 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 drawings, lines and boundaries are approximate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

WESLEY & GERALDINE BARTON TRUST

Michael W. Barton & Philip D. Barton – Co-Trustees

Anderson, Roberts, Porth, Wallace, Stewart & Werner LLP | T.J. Werner – Closing Attorney for Seller

For information contact Steffes Group at 319.385.2000;

Lynn Richard, 319.931.9090 or Mason Holvoet, 319.470.7372

scan for details



319.385.2000 | SteffesGroup.com

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