

Land Auction

Des Moines County, Iowa

TIMED ONLINE

OPENS: TUESDAY, SEPTEMBER 20

CLOSES: TUESDAY, SEPTEMBER 27, 2022 AT 4PM

Selling Free & Clear for 2023 Farming Season



T1



T2



T2

Two tracts
121±
acres

Danville, Iowa

Land is located 2 miles north of Danville on Danville Road/X31.

Auctioneer's Note: Here is your chance to buy investment quality Des Moines County, Iowa farmland on a hard surface road! Bid your price on this Timed Online Auction.

Tract 1 – 49± Acres (Subject to final survey)

FSA indicates: 48.08 tillable acres
Corn Suitability Rating 2 is 87.3 on the tillable acres.
Located in Section 4, Danville Township, Des Moines County, Iowa.

Tract 2 – 72± Acres (Subject to final survey)

FSA indicates: 67.65 tillable acres
Corn Suitability Rating 2 is 85.4 on the tillable acres.
Located in Section 3, Danville Township, Des Moines County, Iowa.

87.3
COR2!

Terms: 10% down payment on September 27, 2022. Balance due at final settlement with a projected date of November 11, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

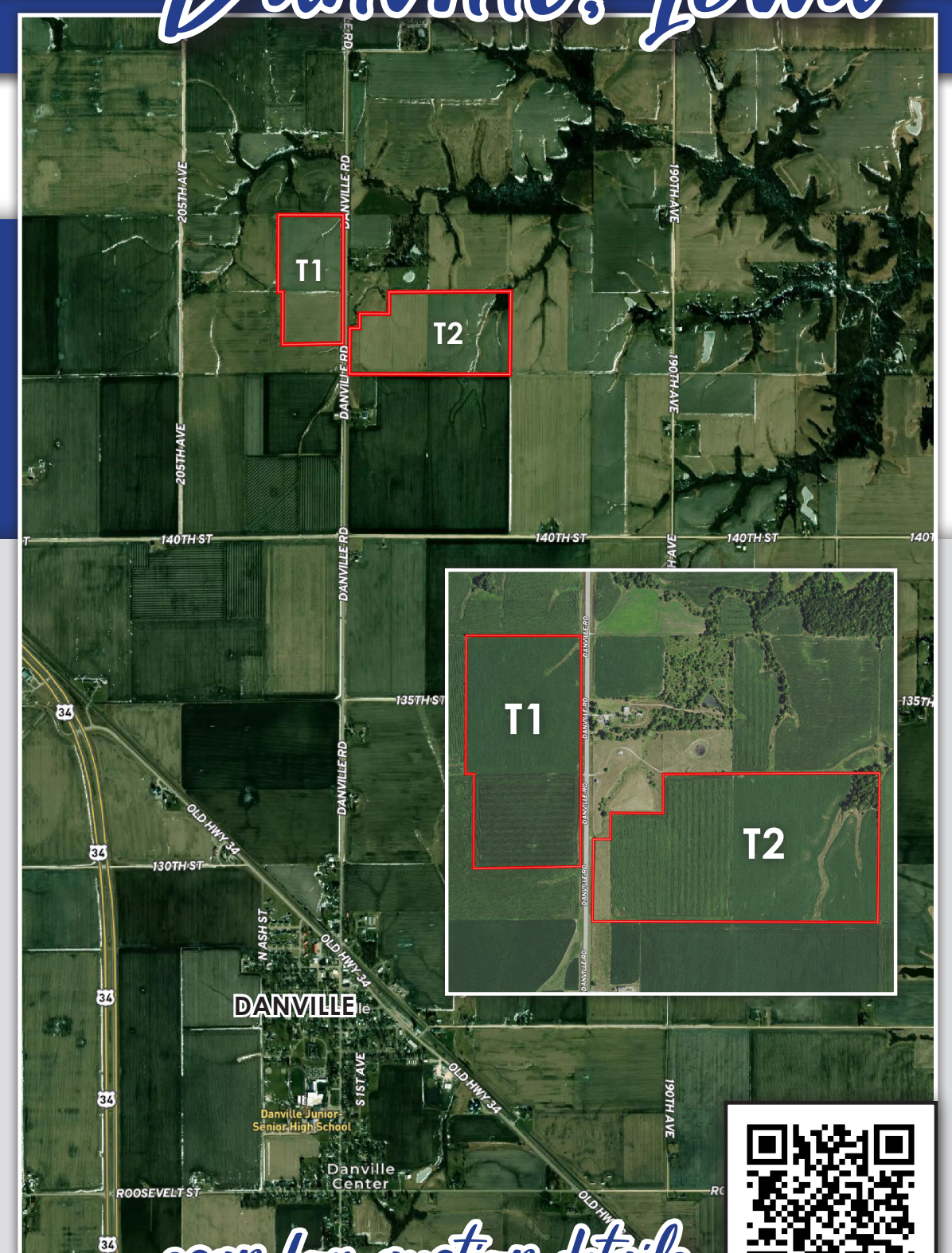
Possession: Projected date of November 11, 2022 (Subject to tenant's rights).

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.

Tract 1 – Parcel 09-04-200-005 = \$2,126.00 Net | Tract 2 – Part of Parcel 09-03-100-004, 09-03-100-005 = \$2,924.00 Net

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.
- Tracts will be tied together with the bidding set to close simultaneously. 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. Each Tract will stay in bidding extension until there are no more bids placed on any of the Tracts that are tied together.
- 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 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 Des Moines County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- Tracts 1 & 2 will be 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.
- 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).
- 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.



scan for auction details

PAUL A. NAU & DONALD G. NAU TRUST

Julie Perez – Executor | Bradley & Riley PC – Matthew G. Barnd – Closing Attorney for Seller

For information contact Mason Holvoet of Steffes Group at 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.

