

LAND AUCTION

and Acreage

Timed Online

275± Acres

subject to final survey

Sells in 7 Tracts

Ringgold County, Iowa



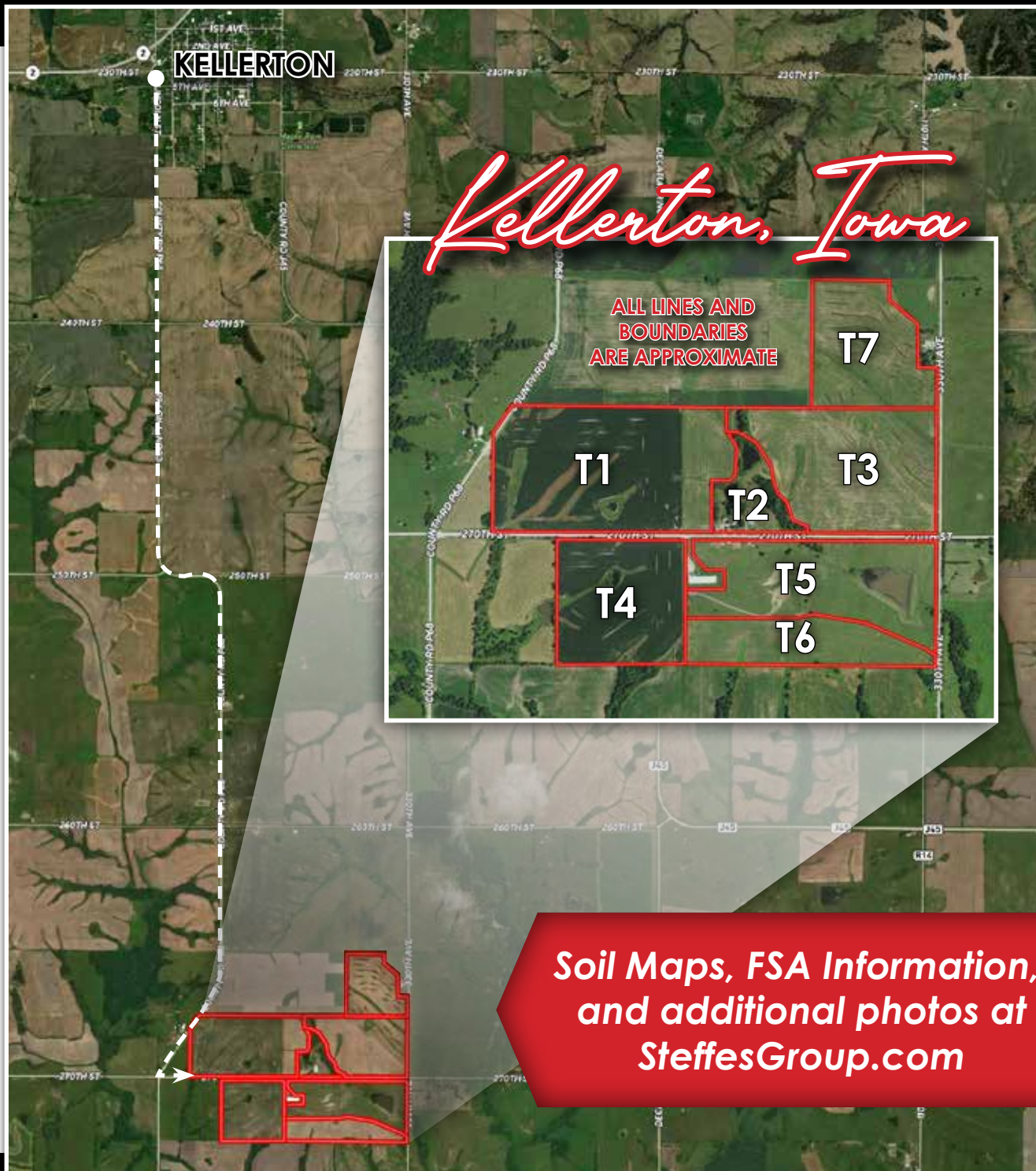
OPENS: TUESDAY, NOVEMBER 8

CLOSES: TUESDAY, NOVEMBER 15 AT 1PM ^{2022 CDT}



Land is located 4 miles south of Kellerton on County Road P68, then ½ mile east on 270th to 3260 270th Street, Kellerton, Iowa
 - OR - 2 miles north of Lamoni on County Road R18, then 4 ½ miles west on 270th Street.

Auctioneer's Note: This auction has what you are looking for! Row crop production, fenced pasture for livestock and a beautiful 3 bedroom, 3 bath home with a large building setup with horse stalls & riding arena, which could be converted to show cattle or a machine shed.



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

Tract 1 – 68± Acres

Approx. 56 tillable acres.
 Corn Suitability Rating 2 is 45.7 on the tillable acres.
 Located in Section 26, Athens Township, Ringgold County, Iowa.

Tract 2 – 3 Bedroom Home on 12.5± Acres

Located at 3260 270th Street, Kellerton, Iowa.

- You will enjoy the many custom amenities and country setting this home has to offer!
- This home was built in 2011 with 1,939 sq. ft. of living space on the main level, along with a 1,724 sq. ft. walkout basement.
- Spacious custom oak kitchen with center island, pantry closet, solid surface counter tops, refrigerator, (2) built-in ovens, built-in stove top, dishwasher & microwave.
- Living room with bay window with pond view.
- Main bedroom with ensuite bathroom with double vanity, corner tub, shower, plenty of built-ins, ceramic tile flooring & walk-in closet.
- Bedroom with closet.
- Bedroom/office with hardwood floors & built-in bookshelf.
- Formal dining room with hardwood floors & built in China cabinet.
- Full bathroom.
- Main level laundry with wash sink & storage cabinets.
- Walkout basement with large rec room, (2) non-conforming bedrooms, full bathroom, utility room with washer/dryer, plumbed for a kitchenette
- 12'x14' deck.
- (2) Stocked ponds with grass carp, bass & bluegill.
- Attached 26'x32' two car garage.
- Amenities include: Craftsman 3-panel solid oak doors & oak mill work throughout the main level, pine mill work throughout the basement, walk up attic storage, spray foam insulation, geothermal heating/cooling system, basement with in floor heat, rural water & Beam central vac system.
- Outbuildings include 60'x130'x12' horse barn with (11) horse stalls, wash bay & riding arena, this building could also be used for your livestock & 4H needs. Other outbuildings include: 27'x38'x14' machine shed, 27'x48'x14' machine shed.
- Grain bin storage include a 10,483 bu. bin, 8,026 bu. bin & a Pax hopper bin and liquid tanks.

Included: Refrigerator, (2) built-in ovens, Built-in stove top, Dishwasher, Microwave, Washer & Dryer (basement), Swing set, LP tank, Remaining LP in the LP tank, Any item present on the day of final settlement/closing.

Not included: Washer & Dryer (main level), Cargo box, Fuel tank, All farm equipment & personal property.

Tract 3 – 50± Acres

Approx. 49 tillable acres.
 Corn Suitability Rating 2 is 43.6 on the tillable acres.
 Located in Section 26, Athens Township, Ringgold County, Iowa.

Tract 5 – 47± Acres

Approx. 37 tillable acres, which is currently used as fenced pasture, pond & cattle setup with a 30'x56'x10' cattle barn, 12'x38' loafing shed & fence line feed bunks.
 Corn Suitability Rating 2 is 45.7 on the tillable acres.
 Located in Section 35, Athens Township, Ringgold County, Iowa.

Included: Fence line feed bunks, attached fencing.

Not included: Portable cattle chute, Portable cattle tub, Hay feeders.

Tract 4 – 40± Acres

FSA indicates: 32.33 tillable acres.
 Corn Suitability Rating 2 is 41.4 on the tillable acres.
 Located in Section 35, Athens Township, Ringgold County, Iowa.

Tract 6 – 25± Acres

FSA indicates: 24.16 tillable acres.
 Corn Suitability Rating 2 is 48.7 on the tillable acres.
 Located in Section 35, Athens Township, Ringgold County, Iowa.

Tract 7 – 33± Acres

Approx. 32 tillable acres.
 Corn Suitability Rating 2 is 50.3 on the tillable acres.
 Located in Section 26, Athens Township, Ringgold County, Iowa.

Scan Me!
 for Auction Details



Tract 2 Open House:
 Tuesday, November 1st
 from 1-2PM

LKD CATTLE COMPANY / PAUL C. & NANCY K. DYKSTRA

Verle W. Norris – Closing Attorney for Seller

For information contact Steffes Group at 319.385.2000;

Terry Hoenig, 319.470.7120 or Tim Meyer, 319.750.1233

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.



TERMS ON ALL TRACTS
Terms: 10% down payment on November 15, 2022. Balance due at final settlement with a projected date of December 29, 2022, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of December 29, 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:.....\$1,085.00 Net (Approx.)	Tract 5:.....\$835.00 Net (Approx.)
Tract 2:.....\$3,216.00 Net (Approx.)	Tract 6:.....\$371.00 Net (Approx.)
Tract 3:.....\$691.00 Net (Approx.)	Tract 7:.....\$516.00 Net (Approx.)
Tract 4:.....\$474.00 Net	

- Special Provisions on All Tracts:**
- 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, as 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.
 - Land is selling free and clear for the 2023 farming season.
 - It shall be the obligation of the Buyer to report to the Ringgold 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 fillable acres will be determined by the FSA office, as FSA fields may overlap Tract lines.
 - All tracts will be surveyed by a licensed surveyor. Tracts 1, 3-7 will be sold by the acre with gross surveyed acres being the multiplier for said tracts. Tract 2 will be sold lump sum price. 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 only on Tracts 1, 3-7, where the gross surveyed acres were used for the multiplier. No adjustments will be made on Tract 2, as it is selling lump sum price.
 - Buyer of Tract 2 shall bear the responsibility and expense to have the septic system pumped & inspected, prior to closing, as required by the Iowa DNR. It shall also be the Buyer's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with Ringgold County & Iowa Laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the Ringgold County Sanitarian for the septic system.
 - 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 to Buyer upon closing.
 - Tracts 1-7 have a recorded 20 year Manure Easement Agreement in place, which started on November 1, 2021. See website for agreement.
 - Tract 2 will have a recorded Water Access and Pond Easement Agreement established prior to final settlement/closing, in favor of Tract 5 and Parcel "A" which is the hog building across the road. This agreement will include the ponds & rural water access.
 - Tract 5 has a recorded Access and Pond Easement Agreement in favor of Parcel "A" which is the adjoining hog building. See website for agreement.
 - Tract 2 has a recorded Separation Distance Waiver and Agreement in favor of Parcel "A" which is the hog building across the road. See website for agreement.
 - 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.

2245 East Bluegrass Road
 Mt. Pleasant, IA 52641
 319.385.2000
 SteffesGroup.com

PRESORTED
 STANDARD
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 Permit #315
 FARGO, ND

Additional Photos & Details Available Online at
SteffesGroup.com



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