

# LAND AUCTION

## Cerro Gordo County, Iowa

TIMED ONLINE

OPENS: THURSDAY, OCTOBER 20

CLOSES: THURSDAY, OCTOBER 27 AT 1PM CDT 2022



1 tract  
**110±**  
acres

**80**  
CSR2

### Mason City, Iowa



**Auctioneer's Note:** Investment quality Iowa farmland with 80 CSR2 located on the outskirts of Mason City!

The land is located around the homestead at 17148 290th Street. From Highway 65 north, turn east on 300th Street driving 1 1/4 miles to Poplar Avenue, then 1 mile south on Poplar Avenue to 290th Street, east on 290th Street 3/4 miles. The land is on the north side of the road

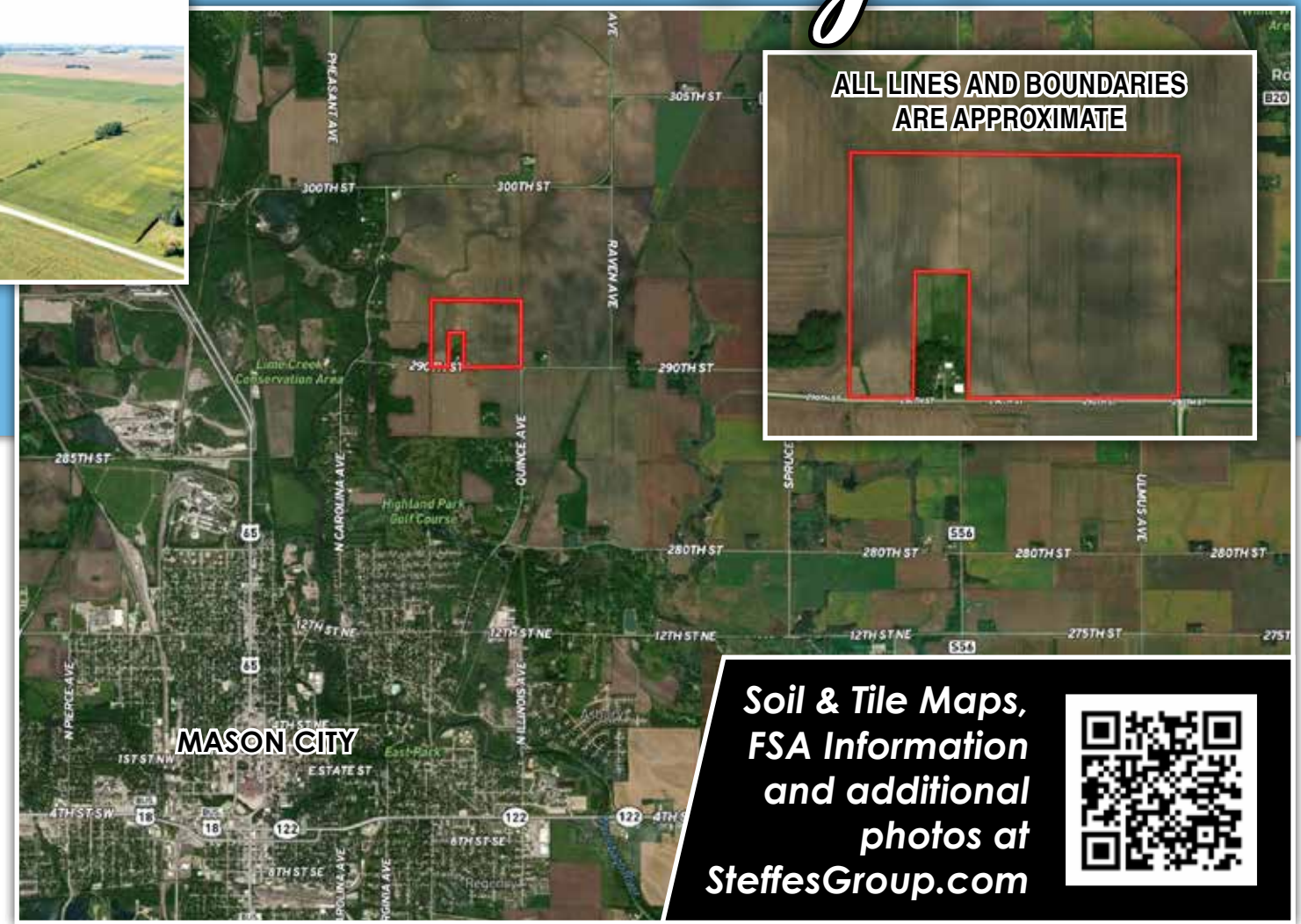
#### 110± ACRES – SELLS IN 1 TRACT

FSA indicates: 107.35 tillable acres

Corn Suitability Rating 2 is 80 on the tillable acres.

Farm has some tiling, view website for tile maps.

Located in Section 26, Lime Creek Township, Cerro Gordo County, Iowa.



Soil & Tile Maps,  
FSA Information  
and additional  
photos at  
[SteffesGroup.com](http://SteffesGroup.com)



**Terms:** 10% down payment on October 27, 2022. Balance due at final settlement with a projected date of December 12, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of December 12, 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 Parcels** 032630000600, 032630000500, 032630000200, 032630000700 = Net \$3,650.00

#### 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 Cerro Gordo County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- Land will be sold by the acre with Assessor Gross 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.

**JOANN L. GEVING AND JULIE ANNE GEVING**

**Michael S. Vervaecke of Hayek, Moreland, Smith & Bergus, L.L.P. – Closing Attorney for Seller**

For information contact Mason Holvoet of Steffes Group, 641.423.1947 or 319.470.7372

641.423.1947 | [SteffesGroup.com](http://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.

