

# LAND AUCTION

## Fayette County, Iowa

TIMED ONLINE

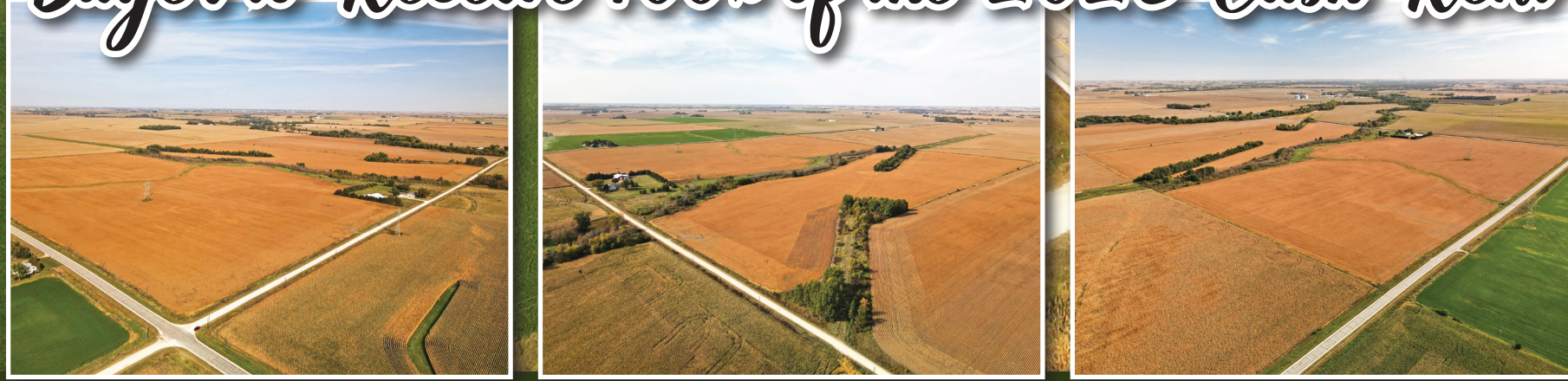
Opens: Friday, November 11

CLOSES: FRIDAY, NOVEMBER 18, 2022 AT 1PM



# 155.82<sup>±</sup> acres - sells in 1 tract

## Buyer to Receive 100% of the 2023 Cash Rent



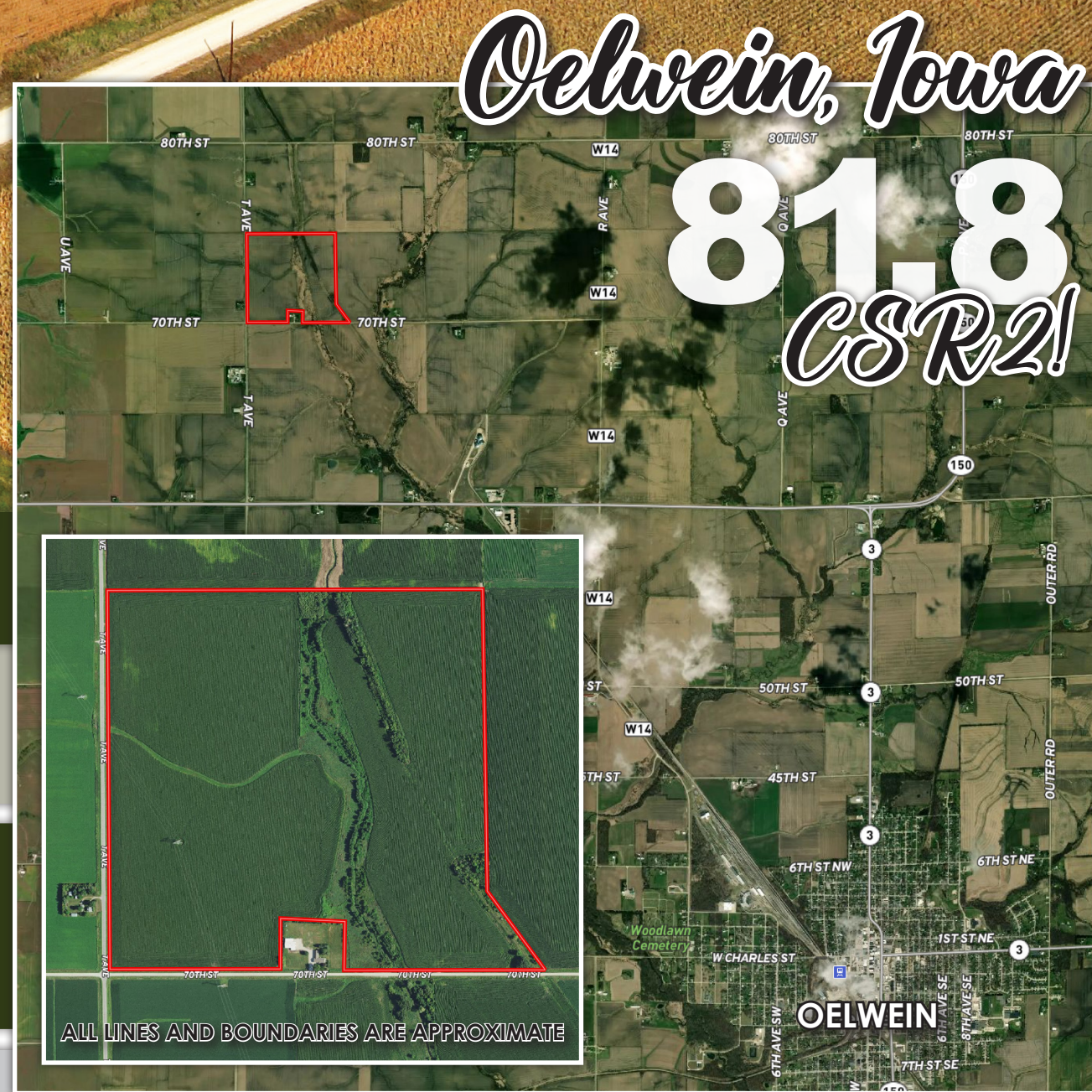
Land is located 2 1/2 miles north of Oelwein on Highway 3, then 3 1/2 miles west on Highway 3, then 1 mile north on T Avenue.

**Auctioneer's Note:** Farmers & investors don't miss your chance to bid your price on this farm with an 81.8 CSR2. Investment quality soils and located on a hard surface road close to Oelwein.

### 155.82± ACRES - 1 TRACT

FSA indicates: 130.78 NHEL tillable acres.  
Corn Suitability Rating 2 is 81.8 on the tillable acres.  
Farm has tile, view [SteffesGroup.com](http://SteffesGroup.com) for tile maps.  
Located in Section 36, Fremont Township, Fayette County, Iowa.

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



**Terms:** 10% down payment on November 18, 2022. Balance due at final settlement with a projected date of December 30, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

**Landlord's Possession:** Projected date of December 30, 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 1336300001, 1336300006 = \$5,578.00 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.
- 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 land is rented for the 2023 farming season. The Buyer will receive 100% of the 2023 cash rent. The tenant will pay the Buyer as follows: \$40,000, with the first half due March 1, 2023 and the second half due November 1, 2023. Copy of the lease can be viewed at [SteffesGroup.com](http://SteffesGroup.com).

- It shall be the obligation of the Buyer to serve tenant notice prior to September 1, 2023, if so desired.
- It shall be the obligation of the Buyer to report to the Fayette 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.

### ROETE FAMILY NON-REVOCABLE FAMILY TRUST

Katheryn J. Thorson of BrownWinick Law Firm - Closing Attorney for Seller

For information contact Steffes Group at 319.385.2000;

Mason Holvoet at 319.470.7372 or Duane Norton at 515.450.7778

319.385.2000 | [SteffesGroup.com](http://SteffesGroup.com)

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

Scan for Auction Details!



Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.