

Timed Online Washington County, Iowa LAND AUCTION and Acreage

Opens: Wednesday, November 30 Bidding Closes: Wednesday, December 7 at 10AM 2022 CST



T4 - Open House: November 23 from 10-11AM

274±
Acres - 4 Tracts
subject to final survey

Auctioneer's Note: Check out this land auction with CRP total income of \$38,815 along with timber & pasture perfect for hunting & recreation. Also selling is a 3 bedroom home with a machine shed & grain bins! Come and preview this property then bid your price!

Land is located 5 ¼ miles south of Washington, IA on Highway 1, then 1 ½ miles east on 290th Street, then 1 mile south on Kiwi Avenue, then ¾ miles west on 300th Street to 1970 300th Street, Washington, Iowa.

TRACT 1 - 76± ACRES

FSA indicates: 74.27 HEL fillable acres of which 72.4 acres are in CRP: 72.4 acres X \$236.82 = \$17,145.77 and expires on 9-30-2031. Corn Suitability Rating 2 is 56.2 on the fillable acres. Located in Section 10, Brighton Township, Washington County, Iowa. **Not included:** Hunting blinds & stands, Hay bales.

TRACT 2 - 69± ACRES

FSA indicates: 55.7 HEL fillable acres of which 55.7 acres are in CRP: 55.7 acres X \$236.82 = \$13,190.87 and expires on 9-30-2031. Corn Suitability Rating 2 is 60 on the fillable acres. Located in Section 11, Brighton Township, Washington County, Iowa. **Not included:** Hunting blinds & stands, Hay bales.

TRACT 3 - 129± ACRES

FSA indicates: 65.8 HEL fillable acres of which 35.8 acres are in CRP: 35.8 acres X \$236.82 = \$8,478.16 and expires on 9-30-2031. Corn Suitability Rating 2 is 45.4 on the fillable acres. This tract has a 46'x62' pole barn, 2 ponds, pasture & timber. Located in Sections 10 & 11, Brighton Township, Washington County, Iowa. **Not included:** Hunting blinds & stands, Hay bales.

FSA information on entire farm:

FSA indicates: 195.77 acres fillable. CRP contract is \$236.82 x 163.90 acres = \$38,815.00 (10-01-2021 thru 9-30-2031).

TRACT 4 - 3 BEDROOM HOME ON 5± ACRES

Located at 1970 300th Street, Washington, Iowa.

- This home offers 1,344 sq.ft. of total living space and was built in 1900.
- Updated eat in kitchen with refrigerator, gas stove, ceramic tile & double sink.
- The main level has two living rooms, bedroom & full bathroom.
- Two bedrooms upstairs.
- Basement with washer & dryer, high efficient gas forced air furnace & central air, new water heater installed 9-28-22.
- Other amenities include: Metal roof, Rural water & a well, 150 amp breaker box setup for generator.
- Attached 30'x28' insulated & heated garage.
- Outbuildings include: 40'x70' machine shed, 48'x52' barn, 36'x96' hog confinement.
- Grain bins include: (1) 9,485 bu. grain bin w/dryer, (2) 4,118 bu. grain bins.

Included: Refrigerator, Oven, Washer & Dryer, Upstairs window AC unit, (2) Refrigerators in garage, Attached gates & fencing. Any item present on the day of final settlement/closing. **Not included:** (3) LP tanks, Upright freezer, Unattached gates & fencing, Hay bales, (5) bulk bins, Farrowing crates in barn, Fuel tanks, All farm equipment & personal property.

Terms: 10% down payment on December 7, 2022. Balance due at final settlement with a projected date of January 6, 2023, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of January 6, 2023. **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: \$1,724.00 Net (Approx.) | Tract 2: \$1,648.00 Net (Approx.) | Tract 3: \$2,708.00 Net (Approx.) | Tract 4: \$1,594.00 Net (Approx.)

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, 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 Washington 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. CRP Prorate. D. Final tillable acres, as tract lines may overlap field lines.
- Buyer agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer agrees to accept responsibility and liability for any actions by the Buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer further agree to indemnify and hold harmless the Sellers for any recovery sought by the FSA due to actions of Buyer, which would violate the requirements of the CRP.

- All tracts will be surveyed by a licensed surveyor. Tracts 1 - 3 will be sold by the acre with gross surveyed acres being the multiplier for said tracts. Tract 4 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, where the gross surveyed acres were used for the multiplier. No adjustments will be made on Tract 4, as it is selling lump sum price.
- Buyer of Tract 4 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 Washington County & Iowa Laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the Washington 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.
- 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.



T1



Washington, Iowa

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

Timed Online Estate EQUIPMENT AUCTION

Opens: Wednesday, November 30
CLOSES: WEDNESDAY, DECEMBER 7, 2022 AT 1PM

Preview: November 23 from 10-11AM | Loadout: December 9 from 9AM - 3PM



For information contact Jerry Roth of Steffes Group at 319.385.2000 or 319.750.3269

CARLA J. ROBERTSON AND RONALD L. ROBERTSON ESTATE
Nick AbouAssaly of Simmons Perrine Moyer Bergman P.L.C. - Closing Attorney for Seller
Craig Davis of Lloyd, McConnell, Davis & Lujan, L.L.P. - Attorney for the Estate
For information contact Mason Holvoet of Steffes Group at 319.385.2000 or 319.470.7372

Complete equipment listing and additional photos at SteffesGroup.com

319.385.2000 | SteffesGroup.com
Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641

