

Winneshiek County, Iowa & Houston County, Minnesota LAND AUCTION

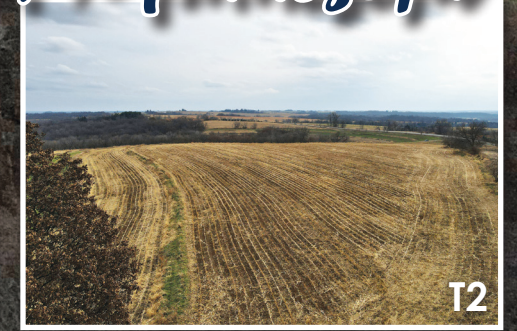
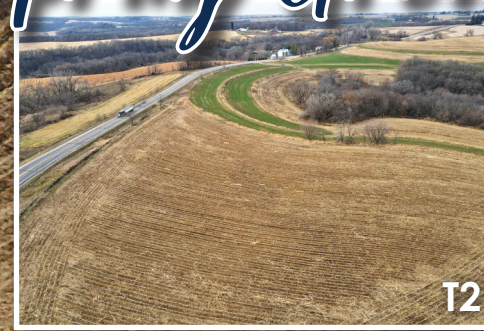
TIMED ONLINE

182.5±
Acres, 2 Tracts

OPENS: THURSDAY, DECEMBER 22

CLOSES: THURSDAY, DECEMBER 29 | 1PM ²⁰²² CST

Dorchester, Iowa & Spring Grove, Minnesota



Selling Free & Clear!

Tract 1 is located 5 miles south of Spring Grove, Minnesota on County Road A16/Dorchester Road.
Tract 2 is located 2 miles south of Spring Grove, Minnesota on County Road A16.

Auctioneer's Note: Unique chance to bid your price on farmland located on a hard surface road within 3 miles of each other.

TRACT 1 – 69± ACRES

FSA indicates: 61.07 tillable acres.
Corn Suitability Rating 2 is 43.5 on the fillable acres.
Small pond on this property.
Located in Sections 1 & 12, Highland Township,
Winneshiek County, Iowa.

TRACT 2 – 113.5± ACRES

FSA indicates: 88.21 tillable acres, balance being
timber.
Productivity Index of 73 on the tillable acres.
Located in Sections 23 & 24, Spring Grove Township,
Houston County, Minnesota.

Terms: The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing. Balance due in full at final settlement/closing. Tract 1 projected closing date of March 1, 2023, upon delivery of merchantable abstract and deed and all objections have been met. Tract 2 projected closing date of February 10, 2023.

Possession: Tract 1 – Projected date of March 1, 2023. Tract 2 - Projected date of February 10, 2023.

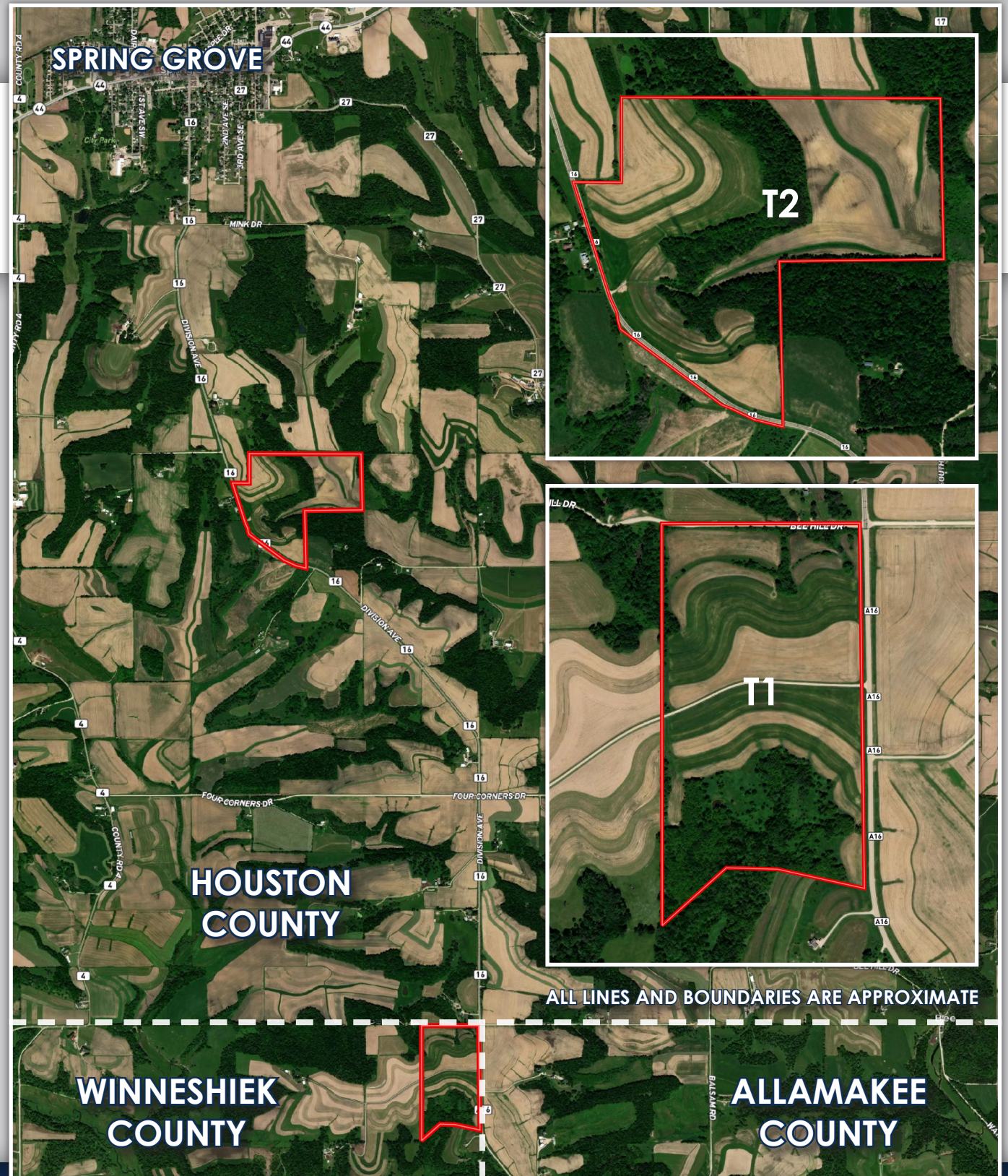
Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Tract 1 – Tax Parcels: 041220000800, 040140000200 = \$1,096.00 Net | Tract 2 – Tax Parcels: 130311000, 130312000, 130297000 = \$4,562.00 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 an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 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.
- Closing will take place at a professional closing company agreeable to both buyer and seller.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- Seller will provide up-to-date abstract(s) or owner's policy at their expense and will convey property by a personal representative's deed.
- 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 appropriate 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 sold by the acre with Assessor Gross/Deeded acres being the multiplier used to determine the total bid amount for each Tract.
- Seller shall not be obligated to furnish a survey on any tracts.
- Tract 2 is currently enrolled in Green Acres and Rural Preserve programs. If the Buyer does not re-enroll the property, it shall be the Buyer's responsibility & expense to pay any monetary penalties and any other costs or assessments associated with not re-enrolling the property.
- 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.
- The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.
- 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. The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.
- All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



ALL LINES AND BOUNDARIES ARE APPROXIMATE

EDWARD G. MYRAH ESTATE
John Widmark – Personal Representative for the Estate

For information on Tract 1: Contact Steffes Group at 641.423.1947;
Mason Holvoet, 319.470.7372 or Nate Larson, 319.931.3944

For information on Tract 2: Contact Brock Skov of Steffes Group, 320.693.9371 or 507.272.4818
Scott Steffes, MN Broker #81527 | Brock Skov, MN Real Estate Salesperson #40672225

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



641.423.1947 | SteffesGroup.com

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

