

Mahaska County, Iowa

LAND AUCTION

83
CSR2!

Rose Hill, Iowa

"Selling Choice with the Privilege"

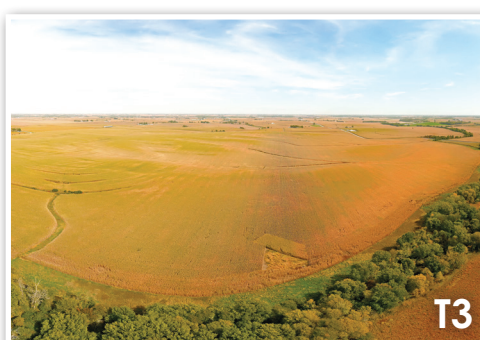
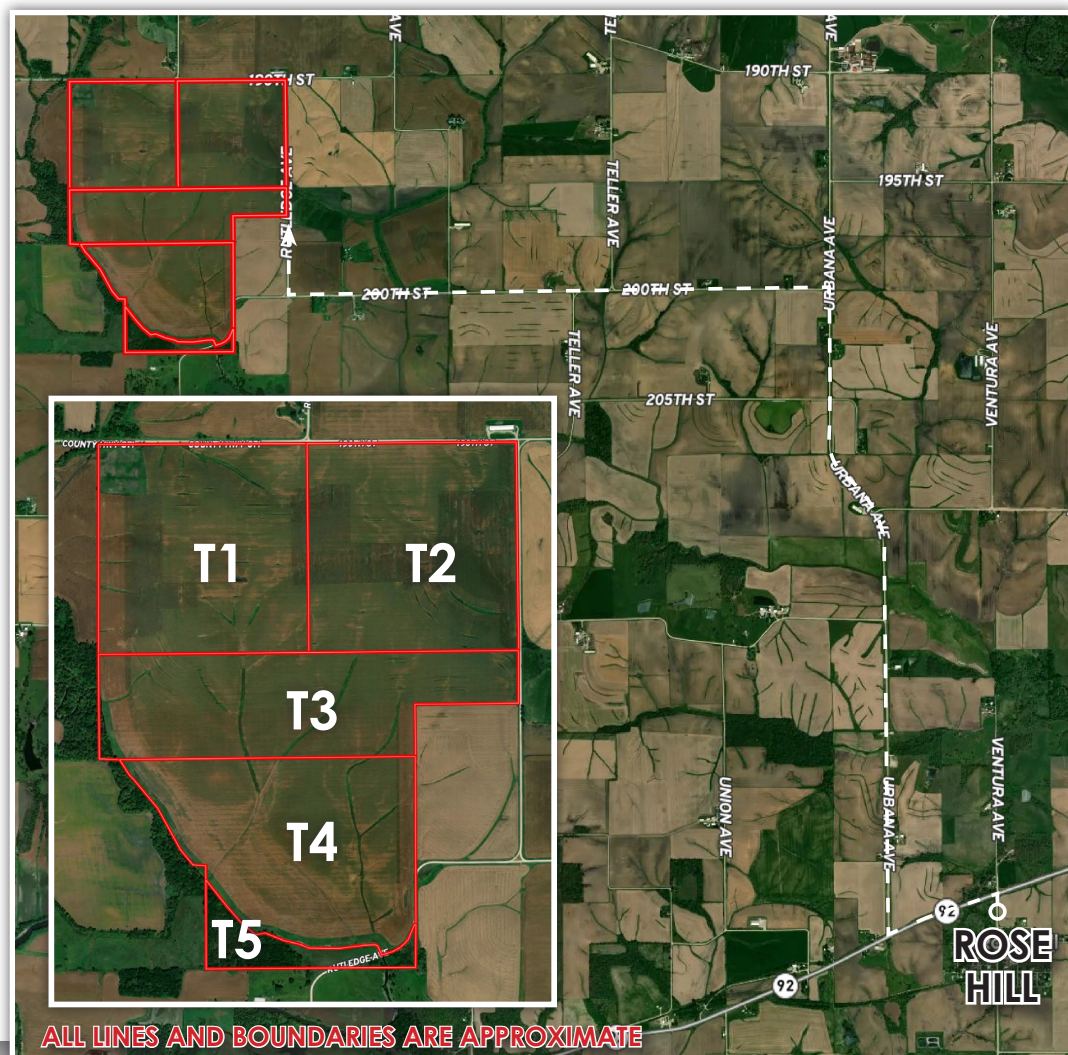
Tracts 1 - 5 will be sold price per gross surveyed acre and will be selling Choice with the Privilege. High bidder may take any combination of Tract or Tracts, times their high bid. This will continue until all Tracts are sold. Tracts will not be recombined.

635±
acres, 5 tracts
subject to final survey

T2

Live! **WEDNESDAY, DECEMBER 28 | 1PM** ²⁰²² **CST** *with online bidding!*

Auctioneer's Note: Extremely rare opportunity to purchase 635± contiguous acres offered in 5 tracts!



Auction held at Bradbury Hall at Nelson Pioneer Farm & Museum, 2211 Nelson Lane, Oskaloosa, Iowa

Land is generally located 1/2 mile west of Rose Hill on Highway 92, then 3 miles north on Urbana Avenue, then 2 1/2 miles west on 200th Street, then 1/2 mile north on Rutledge Avenue.

TRACT 1 – 160± ACRES

Approx. 158 acres fillable of which 9.60 acres are in the CRP program: 9.6 acres X \$189.88 = \$1,822.84 and expires on 9-30-2023. Corn Suitability Rating 2 is 73.6 on the fillable acres. Located in Section 24, Adams Township, Mahaska County, Iowa.

TRACT 2 – 160± ACRES

Approx. 157 acres fillable. Corn Suitability Rating 2 is 83 on the fillable acres. Located in Section 24, Adams Township, Mahaska County, Iowa.

TRACT 3 – 140± ACRES

Approx. 138 acres fillable of which approx. 1.80 acres are in the CRP program: 1.80 acres X \$316.81 = \$570.25 and expires on 9-30-2030. Corn Suitability Rating 2 is 82.3 on the fillable acres. Located in Section 24, Adams Township, Mahaska County, Iowa.

TRACT 4 – 151± ACRES

Approx. 149 acres fillable of which approx. 12 acres are in the CRP program: 10.2 acres X \$316.81 = \$3,231.46 and expires on 9-30-2030. Corn Suitability Rating 2 is 73.4 on the fillable acres. Located in Sections 24 & 25, Adams Township, Mahaska County, Iowa.

TRACT 5 – 24± ACRES

Here is a recreational piece of land with CRP income! Approx. 18 acres fillable all of which are in the CRP program: Approx. 2.6 acres X \$316.81 = \$823.70, expires on 9-30-2030. 13.5 acres X \$189.88 = \$2,563.38 and expires on 9-30-2023. 1.9 acres X \$255.47 = \$485.39 and expires on 9-30-2024. Corn Suitability Rating 2 is 52.1 on the fillable acres. Located in Section 25, Adams Township, Mahaska County, Iowa.

FSA information on the entire farm:

FSA indicates: 619.91 acres fillable of which 39.6 acres are in the CRP program: 14.6 acres X \$316.81 = \$4,625.00 and expires on 9-30-2030. 23.1 acres X \$189.88 = \$4,386.00 and expires on 9-30-2023. 1.9 acres X \$255.47 = \$485.39 and expires on 9-30-2024.

Terms: 10% down payment on December 28, 2022. Balance due at final settlement with a projected date of February 10, 2023, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** 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.

The following taxes are approximate and will be used to prorate at closing:

Tract 1 – Tax Parcels: 72410000, 724100002, 724100003, 724100004 = \$5,080.00 Net | Tract 2 – Tax Parcels: 724200001, 724200002, 724200003, 724200004 = \$5,722.00 Net
Tract 3 – Tax Parcels: 724400003, 724400001, 724300002, 724300001 = \$5,014.00 Net | Tract 4 – Tax Parcels: 724300004, 724300005, 724400002, Part 0725200001, Part 0725100003 = \$4,587.00 Net Approx.
Tract 5 – Tax Parcels: Part 0725200001, Part 0725100003 = \$467.00 Net Approx.

Special Provisions:

- Online bidding will be offered. The online buyer's premium of \$1,000 per Tract will be added to the bid amount to arrive at the total contract purchase price. No buyer's premium charged if purchased on-site.
- Seller has served termination to the tenant and the land is selling free and clear for the 2023 farming season.
- It shall be the obligation of the Buyer(s) to report to the appropriate County FSA office and show filed deed(s) in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. CRP prorate. D. Final tillable acres to be determined by the FSA office as tract lines 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. In the event the Buyer elects to take the ground out of CRP, the Buyer will be responsible to the Seller for any prorate of the CRP payment that the Seller would have received.
- All Tracts will be surveyed by a licensed surveyor, at Seller's expense. Tracts will be sold by the acre with gross surveyed acres being the multiplier for said tracts. 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.

- 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(s) shall be responsible for any fencing in accordance with Iowa state law.
- 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).
- The Buyer(s) 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(s).

- 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(s) acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer(s) are 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, subject to final survey.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

STEWART FAMILY FARMS LLC

Paul D. Hietbrink of BrownWinick Law – 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.

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



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.

