

LAND AUCTION

Keokuk County, Iowa · Poweshiek County, Iowa · Iowa County, Iowa



T1 & 2



T6



T7

7 TRACTS
546±
ACRES

87.2
CSR2

Live with Online Bidding!

FRIDAY, DECEMBER 30 AT 10AM 2022
CST

T4 & 5

Auctioneer's Note: A wonderful opportunity to bid on varying tracts of Iowa farmland.

This Live Steffes land auction offers row crop tillable, pasture ground and CRP land. Bid in person or online!

All tracts are generally located northwest of Keswick, Iowa

"Selling Choice with the Privilege"

Tracts 1 - 7 will be sold price per 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.

Auction to be held at the Keokuk County Expo Hall,
22400 220th Avenue, Sigourney, Iowa

TRACT 1 – 142.5± ACRES (Subject to survey)
Approx. 131 acres tillable of which approx. 10.17 acres are in CRP as follows:
10.49 acres X \$191.46 = \$2,008.41 and expires on 9-30-2024.

Corn Suitability Rating 2 is 58.7 on the tillable. Located in Section 4, Adams Township, Keokuk County, Iowa.

TRACT 2 – 47± ACRES (Subject to survey)
Approx. 45 acres tillable of which approx. 3 acres are in CRP as follows:
3 acres X \$191.46 = \$574.38 and expires on 9-30-2024.

Corn Suitability Rating 2 is 75.3 on the tillable. Located in Section 4, Adams Township, Keokuk County, Iowa.

TRACT 3 – 80± DEEDED ACRES
FSA information: 56.37 acres tillable, balance being pasture, hay ground & buildings. Buildings include: 32'x76' machine shed, 32'x42' barn w/ lean to, 10'x20' shed and a uninhabitable home.
Corn Suitability Rating 2 is 58.6 on the tillable. Located in Section 16, Adams Township, Keokuk County, Iowa.

Not included: Livestock equipment, Hay bales.

TRACT 4 – 80± ACRES (Subject to survey)
Approx. 78 acres tillable.
Corn Suitability Rating 2 is 87.2 on the tillable. Located in Section 31, Dayton Township, Iowa County, Iowa.

TRACT 5 – 91± ACRES (Subject to survey)
Approx. 89 acres tillable.
Corn Suitability Rating 2 is 80.2 on the tillable. Located in Section 31, Dayton Township, Iowa County, Iowa.

TRACT 6 – 25.66± ACRES
FSA information: 25.41 acres tillable.
Corn Suitability Rating 2 is 77.7 on the tillable. Located in Section 32, Dayton Township, Iowa County, Iowa.

TRACT 7 – 80± ACRES
FSA information: 75.53 acres tillable, all of which are in CRP as follows:
75.53 acres X \$248.53 = \$18,771.00 and expires on 9-30-2025.
Corn Suitability Rating 2 is 47.6 on the tillable. Located in Section 36, Deep River Township, Poweshiek County, Iowa.

Terms: 10% down payment on December 30, 2022. Balance due at final settlement with a projected date of February 13, 2023, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of February 13, 2023 (Subject to tenant's rights on the land & buildings until March 1, 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: ADTOT-019300, ADTOT-019100, ADTOT-018900, ADTOT-018700, ADTOT-019200, Part ADTOT-018800 = \$3,358.00 Net Approx. | Tract 2 – Tax Parcels: Part ADTOT-018800, ADTOT-019000 = \$1,410.00 Net Approx.

Tract 3 – Tax Parcels: ADTOT-013400, ADTOT-013500 = \$1,740.00 Net | Tract 4 – Tax Parcels: 13104030, 13104020 = \$2,736.00 Net | Tract 5 – Tax Parcels: 13101042, 13104010, Part of 013104040 = \$2,773.00 Net Approx. | Tract 6 – Tax Parcels: 13203025, 13203036 = \$768.00 Net

Tract 7 – Tax Parcels: 334000, 334100 = \$1,424.00 Net

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 agrees 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.

- Tracts 1, 2, 4 & 5 will be surveyed by a licensed surveyor, at Seller's expense. Tracts 1, 2, 4 & 5 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 on Tracts 1, 2, 4 & 5, where the gross surveyed acres were used for the multiplier.
- Tracts 3, 6 & 7 will be sold by the acre with the Assessor and/or Deeded acres being the multiplier for said tracts. The Seller shall not be obligated to furnish a survey on Tracts 3, 6 & 7.
- Due to this being an Estate, the Seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the Buyer's expense in accordance with Keokuk County & Iowa Laws & regulations.
- 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.

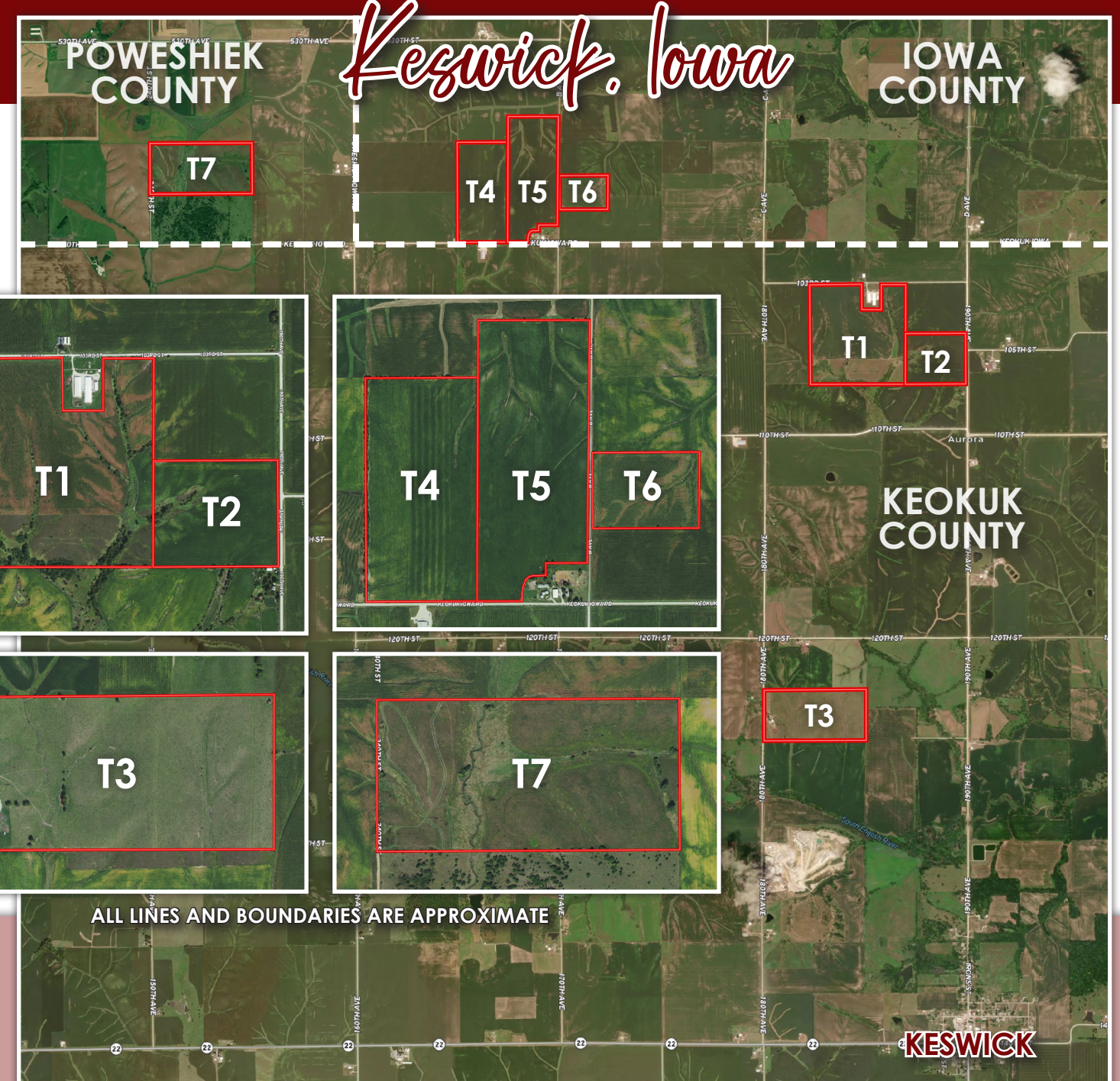
- If one Buyer purchases more than one tract, the Seller shall only be obligated to furnish one abstract and deed (husband & wife constitute one buyer).
- The Buyer(s) shall be responsible for installing his/her own entrances if needed or desired.
- If in the future a site clean-up is required, it shall 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.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

THERESA M. GREENE ESTATE | Francis J. Greene & Andrew L. Greene – Co-Executors
John R. Webber III of Harrison, Moreland, Webber & Simplot, P.C. – Closing Attorney for Seller
For information contact Mason Holvoet or Nate Larson of Steffes Group at 641.423.1947 or 319.470.7372

641.423.1947 | 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.



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

