

DUBUQUE COUNTY, IOWA

LAND AUCTION

AND ACREAGE

DUBUQUE, IOWA

Land is located 9 1/2 miles south of Dubuque on Highway 61, then 1 mile east on Pitz Road to 9582 Piz Road, La Motte, Iowa.

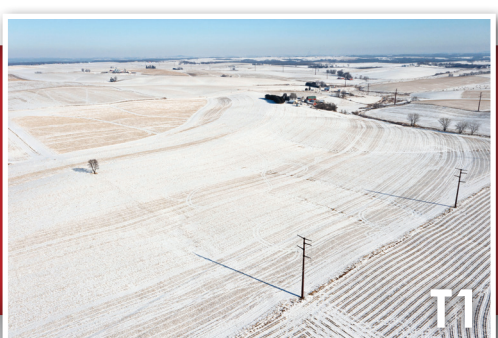
Auction held at the Grand Ball Room at the Dubuque County Fairgrounds & Event Center, 14569 Old Highway Road, Dubuque, Iowa.

SELLING FREE & CLEAR FOR 2023!

158±
ACRES, 2 TRACTS

TUESDAY, FEBRUARY 21 | 11AM ²⁰²³ CST LIVE WITH ONLINE BIDDING!

Auctioneer's Note: Here is a great opportunity to purchase Dubuque County, IA farmland with 73.1 CSR2. Also offering an acreage with usable buildings and tillable land.



"Selling Choice with the Privilege"

Tracts 1 - 2 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.

TRACT 1 - 117± Acres (Subject to final survey)

Approx. 113 acres tillable.
Corn Suitability Rating 2 is 73.1 on the tillable acres.
Located in Section 12, Washington Township, Dubuque County, Iowa.

TRACT 2 - 41± Acres (Subject to final survey)

This tract includes an older two story home with 3 bedrooms, 1 1/2 baths & 1,800 total sq. ft. Main level offers kitchen, living room & office. Other amenities include an enclosed porch, full basement, boiler heat, a well & detached 1 car garage. Many usable outbuildings include: 40'x60' quonset, 48'x36' shop w/ attached 24'x24' building, 40'x64' flat grain storage building w/ 8' concrete side walls built in 2004, Butler grain dryer, 36'x76' barn with concrete lot & waterer, 24'x40' machine shed, (3) grain bins & several other smaller buildings.

Approx. 31 acres tillable.
Corn Suitability Rating 2 is 62.3 on the tillable acres.
Located in Section 12, Washington Township, Dubuque County, Iowa.

Included: Windmill, Refrigerator, Stove, Washer, Cargo storage trailer, Attached gates & fencing. Any item present on the day of final settlement/closing.

Not included: Dishwasher & Dryer, (2) LP tanks (leased), Window A/C units, All personal property of tenant's, Farm equipment, (2) Campers.



Terms: 10% down payment on February 21, 2023. Balance due at final settlement with a projected date of April 5, 2023, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of April 5, 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: 2112100001, 2112100003, Part 2112100002, Part 2112100004 = \$4,690.00 Net Approx. | Tract 2: Tax Parcels: Part 2112100002, Part 2112100004 = \$3,052.00 Net Approx.

Special Provisions:

- This real estate 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.
- Seller has served termination to the tenants, therefore the land, home & buildings are selling free and clear for the 2023 farming season and tenants of the home & buildings will vacate prior to final settlement/closing.
- 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. Final tillable acres to be determined by the FSA office as tract lines may overlap field lines.

- Tracts 1 & 2 will be surveyed by a licensed surveyor, at Seller's expense. Tracts 1 & 2 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, where the gross surveyed acres were used for the multiplier.
- Due to this being a Trust, 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 Dubuque 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.

VIRGIL G. BRADLEY TRUST | U.S. Bank, Scott Starkweather, Trustee
James Goodman of Goodman Law Group, PLC - 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

Mason Holvoet - Iowa Real Estate Salesperson S69890000 | Duane Norton - Iowa Real Estate Salesperson S64572000

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

