

# LAND AUCTION

*Benton County, Iowa*

Two Tracts  
**208±**  
Acres

**94.6**  
CSR<sub>2</sub>

*Live with Online Bidding Available!*



**FRIDAY, FEBRUARY 3 AT 10AM** 2023 CST

*Keystone, Iowa*

**Auctioneer's Note:** Very few farms come along with 94.6 CSR<sub>2</sub>. Don't let this opportunity pass you by! Bid your price live or online.

**Auction to be held at Keystone Turner Hall,  
91 2nd Avenue, Keystone, Iowa 52249**

Tracts are located 2 1/2 miles south of Keystone on V42/15th Avenue, then 3 1/2 miles west on Highway 30 to 7344 11th Avenue Drive, Belle Plaine, Iowa.

**"Selling Choice with the Privilege"**

Tracts will be sold price per acre and will be selling Choice with the Privilege. High bidder may take Tract 1 or Tract 2 or Both Tracts times their high bid. This will continue until Both Tracts are sold. Tracts will not be recombined.

**TRACT 1 – 73.92± ACRES**

FSA indicates: 74 acres tillable.

Corn Suitability Rating 2 is 94.6 on the tillable acres.

Located in Section 29, Kane Township, Benton County, Iowa.

**TRACT 2 – 135± ACRES** (Subject to final survey)

FSA indicates: 127.52 acres tillable.

Corn Suitability Rating 2 is 92.8 on the tillable acres.

Located in Section 32, Kane Township, Benton County, Iowa.



**Terms:** 10% down payment on February 3, 2023. Balance due at final settlement with a projected date of March 1, 2023, upon delivery of merchantable abstract and deed and all objections have been met.  
**Possession:** Projected date of 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 Parcel 70001810 = \$3,378.00 Net. | Tract 2 – Part of Tax Parcel 71000460 = \$5,663.00 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, therefore the land will be 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. Final tillable acres to be determined by the FSA office as tract lines may overlap field lines.
- Tract 1 will be sold by the acre with the Assessor acres of 73.92 acres being the multiplier for said tract. The Seller shall not be obligated to furnish a survey on Tract 1.
- Tract 2 will be surveyed by a licensed surveyor, at Seller's expense. Tract 2 will be sold by the acre with gross surveyed acres being the multiplier for said tract. 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 Tract 2, where the gross surveyed acres were used for the multiplier.
- 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.

**TERRY SHEDENHELM ESTATE, Terri Jo Hirschberger, Executor  
RODNEY SHEDENHELM, AND JUDY HARRIS**

**Jennifer L. Zahradnik of Kollmorgen, Schlue & Zahradnik, P.C. – Closing Attorney for Seller**  
For information contact Tracy Coffland of Steffes Group at 319.385.2000 or 319.350.5003  
Tracy Coffland - Iowa Real Estate Salesperson S70695000

*Scan for  
more details*



**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, WI, NE & MT.  
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