

BENTON COUNTY IOWA

LAND AUCTION

Newhall, Iowa

154[±]
acres



Land is located 4 miles north of Newhall on 27th Avenue, then 1 1/2 miles west on 67th Street.

THURSDAY, MARCH 2 | 11AM CST 2023

Live with Online Bidding!

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

Selling Free & Clear for 2023!

Auctioneer's Note: Here is a great opportunity to purchase a large tract of Benton County, IA land with 82.3 CSR2. Add to your farming operation or investment portfolio!

154.78± ACRES - 1 TRACT

Approx: 145 acres tillable, of which 8.73 acres are in CRP as follows:

7.3 acres X \$300.00 = \$2,190.00 and expires on 9-30-2031.

1.43 acres X \$232.00 = \$332.00 and expires on 9-30-2030.

Corn Suitability Rating 2 is 82.3 on the tillable acres.

Located in Section 34, Eden Township, Benton County, Iowa.



82.3
CSR2

Terms: 10% down payment on March 2, 2023. Balance due at final settlement with a projected date of April 14, 2023, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of April 14, 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: Tax Parcel: 42001360 = \$4,684.00 Net.

Special Provisions:

- Online bidding will be offered. The online buyer's premium of \$1,000 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 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. C. CRP Prorate. D. Final tillable acres to be determined by the FSA office, as tract lines may 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.
- Land will be sold by the acre with the Assessor Lot Area of 154.78 acres being the multiplier for said tract. The Seller shall not be obligated to furnish a survey.
- 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 Iowa state law.
- The Buyer 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.
- 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 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.
- 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.

PHYLLIS R. EBERT REVOCABLE TRUST | Kevin Ebert – Trustee

David Thinnes of Howes Law Firm, 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
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.
Announcements made the day of sale take precedence over advertising.