

TIMED ONLINE

LAND AUCTION

Keokuk County, Iowa

2 tracts 240+ acres



Opens: Thursday, March 23
CLOSES: THURSDAY, MARCH 30 10AM ²⁰²³ CDT

What Cheer, Iowa

Land is located 2 miles north of What Cheer on Highway 21.

Auctioneer's Note:

Need pasture ground with tillable land on Highway 21 or Highway 22 in Keokuk County? Varying tracts sizes allows you the chance to expand your operation according to your needs.

TRACT 1 - 80± DEEDED ACRES

FSA indicates: 12.95 tillable acres, balance being pasture ground. Corn Suitability Rating 2 is 69.4 on the tillable acres. Poweshiek rural water line runs along southwest corner of property. Located in Section 27, Prairie Township, Keokuk County, Iowa.
Not included: Concrete feed bunks, Hay bales.

TRACT 2 - 160± DEEDED ACRES

FSA indicates: 44.95 tillable acres, balance being pasture ground. Corn Suitability Rating 2 is 56.8 on the tillable acres. There is a 40'x62' open front pole barn and a well (condition unknown). Located in Section 27, Prairie Township, Keokuk County, Iowa.
Included: Attached gates & fencing. **Not included:** Unattached gates, Hay bales.

Terms: 10% down payment on March 30, 2023. Balance due at final settlement with a projected date of May 12, 2023 upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of May 12, 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.

Tract 1: Parcels PRTOT-020800, PRTOT-020900 = \$1,130.00 Net

Tract 2: Parcels PRTOT-021000, PRTOT-021100, PRTOT-021200, PRTOT-021300 = \$2,616.00 Net

Special Provisions:

- This online 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.
- Tracts will be tied together with the bidding set to close simultaneously. If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes. Each Tract will stay in bidding extension until there are no more bids placed on any of the Tracts that are tied together.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.
- The farm is 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.
- Land will be sold by the acre with deeded acres being the multiplier for each Tract.
- The Seller shall not be obligated to furnish a survey on any Tracts.
- 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).
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.

Selling Free and Clear for 2023!



- 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 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 upon closing.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- All lines, drawings, boundaries, dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents.
- 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.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



scan me!

STEVEN R. & VICKY L. PIERCE & IMOGENE PIERCE

John Wehr - Closing Attorney for Seller

For information contact Mason Holvoet of Steffes Group at 319.385.2000 or 319.470.7372

Mason Holvoet - Iowa Real Estate Salesperson S69890000

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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.