IMED ONLINE

Q Wilton, Towa

Opens: Wednesday, August 16

Closes: Wednesday, August 23 at 1PM 2023











ALL LINES AND BOUNDARIES ARE APPROXIMATE

ager Receives 2nd Half Cash

Land is located 5 miles south of Wilton on Highway 38, then 4 miles east on 150th Street, then 1 mile north on Trail Avenue. Or 6 miles east of Muscatine on Highway 61, then 1 ½ miles north on Sweetland Road, then $\frac{1}{2}$ mile east on 150th Street, then 1 mile north on Trail Avenue.

Auctioneer's Note: Looking for a larger piece of lowa farmland to expand or invest in? Check out this great opportunity to purchase Muscatine County land with a 79.6 CSR2 on the tillable land!

193.31± Acres - 1 Tract

FSA indicates: 175.81 cropland acres of which 9.84 acres are in CRP:

5.94 acres X \$300.46 = \$1,785.00 and expires on 9-30-2025.

3.90 acres X \$211.00 = \$823.00 and expires on 9-30-2023.

Corn Suitability Rating 2 is 79.6 on the cropland acres.

A small pond and a creek run through the property. Located in Section 27, Wilton Township, Muscatine County, Iowa.

Terms: 10% down payment on August 23, 2023. Balance due at final settlement with a projected date of October 6, 2023, upon delivery of merchantable abstract and deed and all objections have been met. Possession: October 6, 2023 (Subject to tenant's rights).

Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. The seller shall pay any unpaid real estate taxes payable in prior years. Tax parcels: 0427100002, 0427100003, 0427100004, 0427200001, 0427200003, 427100008 = \$6,920.00 Net (Approx.)

Special Provisions:

- This online auction will have a 5% buyer's premium. This means a 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.
- 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.
- 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
- It shall be the obligation of the Buyer to report to the Muscatine 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.
- 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 CRF 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.
- The land is rented for the 2023 farming season. The Buyer will receive the second half cash rent payment of \$22,000 from the tenant, due November
- The Seller will serve the tenant termination. Therefore, the farm will be selling free and clear for • This real estate is selling subject to any and the 2024 farming season.

- Land will be sold by the acre with Assessor acres of 193.31 being the multiplier used to determine the total bid amount.
- The Seller shall not be obligated to furnish a survey.
- This auction sale is not contingent upon the Buyer's financing or any other Buyer contingencies.
- If a Buyer is unable to close due to insuff 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 to Buyer upon closing. 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
- 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.

JAMES D. BATCHELOR REVOCABLE TRUST

CBI Bank & Trust - Trustee | Jonathan Holthe - Senior Vice President, Senior Trust Officer Closing Attorney for Seller - John R. Eichelberger of Eichelberger Law Office PC

For information contact Mason Holvoet of Steffes Group at 319.385.2000 or 319.470.7372 Mason Holvoet - Iowa Real Estate Salesperson S69890000



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.



