

LAND AUCTION

Tama County, Iowa

TIMED ONLINE

1 Tract
84[±]
Acres

86.3 CSR2!



Bidding Opens: Wednesday, July 12

Closes: Wednesday, July 19 at 1PM CDT 2023

Tama, Iowa

Land is located 1/2 mile west of Tama on Highway E49.



Auctioneer's Note: Located on the outskirts of Tama is this tillable tract of land with Deer Creek running through the property. This property also offers timber along the creek, creating a perfect habitat for wildlife!

84.9± TAXABLE ACRES - 1 TRACT

FSA indicates: 62.32 cropland acres.

Corn Suitability Rating 2 is 86.3 on the cropland acres.

Located in Section 28, Tama Township, Tama County, Iowa.

Terms: 10% down payment on July 19, 2023. Balance due at final settlement with a projected date of September 1, 2023, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of September 1, 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. Seller shall pay any unpaid real estate taxes payable in prior years.

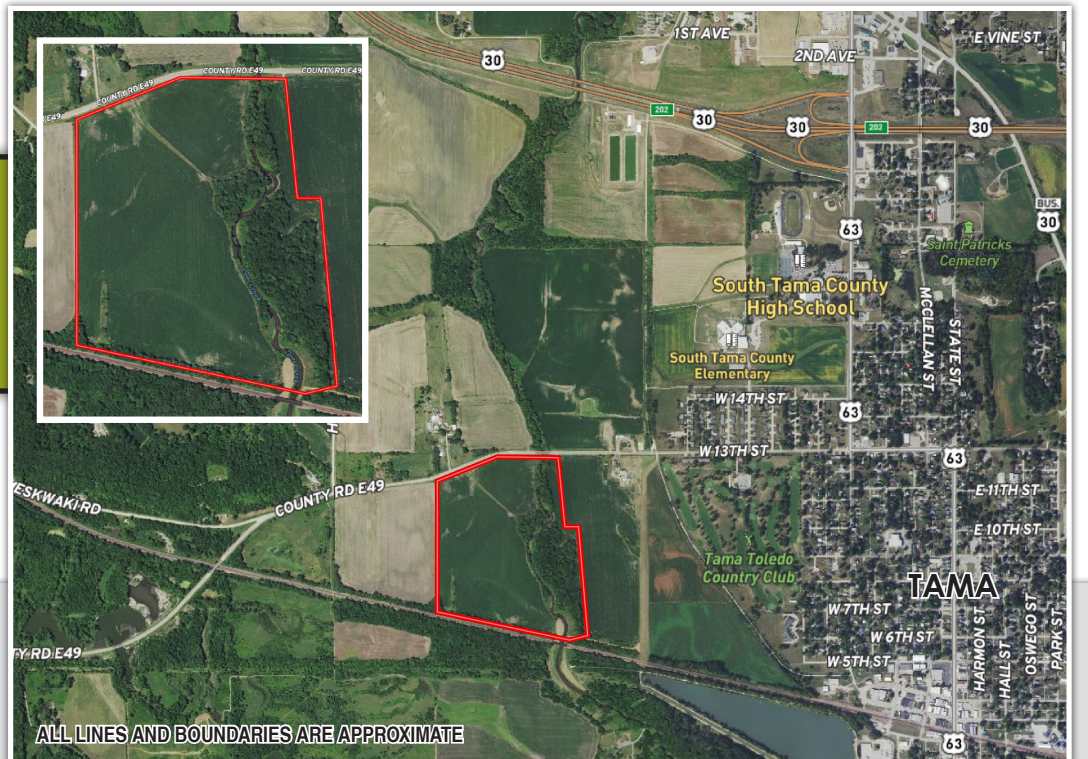
Tax Parcels: 1428400003, 1428400006, 1428400004, 1428400009 = \$3,282.00 Net

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 day.
- It shall be the obligation of the Buyer to report to the Tama County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- The land is rented for the 2023 farming season. The Seller will retain 100% of the 2023 rent.

- The Seller has served tenant termination; therefore, the farm is selling free and clear for the 2024 farming season.
- Land will be sold by the acre with taxable acres of 84.9 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 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 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.
- 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.



BARRY PRUSHA ESTATE

Closing Attorney for Seller - Daniel Rathjen

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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Licensed to sell Real Estate in IA, MN, ND, SD, MO, IL, WI, NE & MT.
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