

Land, Commercial Building & Grain Elevator

TIMED ONLINE

Lucas County, Iowa

Chariton, Iowa

Opens: Tuesday, June 18

Closes: Tuesday, June 25 | 10AM CDT 2024

43± Acres,
Sells in 3 Tracts

Tract 3

Tract 2

AUCTIONEER'S NOTE: Explore an array of opportunities on this online real estate auction! Interested in expanding your farmland ventures? Seeking to grow your business? Requiring additional grain storage capacity? This auction can help you accomplish those goals. Don't miss out on these lucrative prospects – inspect the properties and place your bids online today!

TRACT 1 - 40± DEEDED ACRES

Located 4 miles south of Chariton on Highway 14, then 4.5 miles west on County Highway H50.

- FSA indicates 35.12 HEL cropland acres.
- Corn Suitability Rating 2 is 49.7 on the cropland acres.
- Located in Section 16, Warren Township, Lucas County, Iowa.
- Tax Parcel: 1016400004 = \$660.00 Net

TRACT 2 - COMMERCIAL BUILDING ON 3.11± ACRES

Located at 116 Albia Road, Chariton, Iowa.

- Building offers 9,176 total sq.ft. of space.
- Large 70'x100' steel frame building with (2) 2-ton built-in cranes the length of the building, 20'x14' tall overhead door & opener, 12'x10' tall overhead door & opener. This area is heated & spray foamed and has an attached 24'x24' paint room.
- 20'x80' front offices with reception area, (2) private offices, bathroom, adjoining break room with separate bathroom. Office area has gas furnace & central air.
- 20'x40' front canopy.
- Open green space for outdoor storage or future expansion.
- Gravel parking lot.
- City water, City sewer & Alliant Energy gas & electric.
- Within Chariton City limits.
- Tax Parcels: 0729426017, 0729426001 = \$2,336.00 Net
- Included: Any item present on the day of final settlement/closing.

TRACT 3 - GRAIN ELEVATOR WITH 215,236 BU. CAPACITY ON 0.43± ACRES

Located at 1101 Auburn Ave, Chariton, Iowa.

- Grain bins include: (1) 91,379 bu., (3) 34,619 bu., (1) 20,000 bu. hopper.
- 10'x60' truck scale with Fairbanks-Morse scale head.
- Grain dump, 2 legs (80' & 100') & 44' catwalk
- Office with bathroom, gas furnace, central air and attached electrical room with GSI Moisture Manager.
- City water, City sewer & Alliant Energy gas & electric
- Tax Parcel: 0719431015 = \$46.00 Net
- Included: Any item present on the day of final settlement/closing.



TERRY & MICHELE LEHRMAN

Patrick T. Burk of Brick Gentry P.C. – Closing Attorney

Contact Steffes Group Representative TIM MEYER, 319.750.1233



SteffesGroup.com | 319.385.2000

Steffes Group, Inc., 2245 E Bluegrass Rd., Mt. Pleasant, IA 52641



Tim Meyer - Iowa Real Estate Broker Officer - B3635500
Announcements made the day of sale take precedence over advertising.

AUG 14

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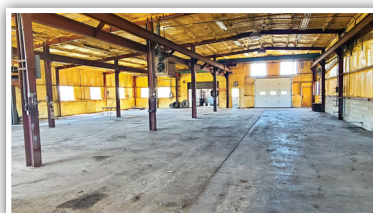
STEFFES
AUCTIONEERS

PRESORTED
STANDARD
US POSTAGE
PAID
Permit #472
BRAINERD, MN

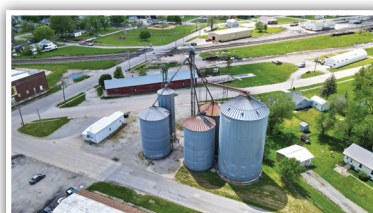
TRACT 1



TRACT 2



TRACT 3



TERRY & MICHELE LEHRMAN

Maggie H. McCann of Brick Gentry P.C. – Closing Attorney

Contact Steffes Group Representative TIM MEYER, 319.750.1233

Terms: 10% down payment on June 25, 2024. Balance due at final settlement with a projected date of August 9, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Tract 1 upon the completion of the 2024 fall harvest. Tracts 2 & 3 projected date of August 9, 2024.

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.

Special Provisions:

- This online auction is a NO BUYER'S PREMIUM OR BUYER FEE auction.
- Tracts will be linked 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 linked together.
- Down payment is due on the day the bidding closes and signing of the real estate contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the down payment/earnest money will be due the following business day.
- Tract 1 - Seller shall grant fall tillage rights, upon the completion of the fall 2024 harvest.
- It shall be the obligation of the Buyer to report to the Lucas County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- Tract 1 bidding will be on a price per acre basis, with deeded acres of 40 being the multiplier used to determine the total bid amount.
- Tracts 2 & 3 bidding will be lump sum price.
- Seller shall not be obligated to furnish a survey on any Tracts.
- 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.
- Buyer shall cooperate by signing any needed paperwork, at no additional cost to them, in a 1031 exchange if the Seller opts to do so.
- 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.