

Grundy County ABSOLUTE LAND AUCTION 86 ACRES_{M/L}

**WEDNESDAY
DECEMBER 2, 2020
10:00 AM**

**FOX RIDGE GOLF COURSE
355 COUNTRY CLUB LANE
DIKE, IOWA**

***Due to the ongoing COVID-19 pandemic,
face masks are strongly recommended and
social distancing should be maintained.**

For more information
please visit our website
and look up Listing #20130.

www.TheDirtDealer.com



Mid Iowa Real Estate, Auctions, & Appraisals and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

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LISTING #20130



JEFFREY T. OBRECHT
C: 515-689-1648 O: 641-648-5065
Jeff@TheDirtDealer.com
Iowa Falls, IA

LISTING #20130

DESCRIPTION: 86 acres m/l to be offered in a single tract at auction on Wednesday, December 2nd, 2020, at 10:00 A.M. This property consists of 86 acres m/l, of which there are approximately 84.94 taxable acres and 52.86 cropland acres m/l. This tract has an average CSR2 of 45.2, with the Grundy County average CSR2 being 87.2.

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DIRECTIONS: From Dike, Iowa, go west on East University Avenue or 160th Street approximately 2 miles. The subject property is located on the north side of 160th Street. Please watch for real estate signs.

LEGAL DESCRIPTION: (86 Acres M/L)
West One-Half of the Southwest Fractional Quarter (W1/2 SW Fr. 1/4), all in Section Thirty-one (31), Township Eighty-nine (89) North, Range Fifteen (15), West of the 5th P.M., Grundy County, Iowa, Except a 1.86 acre tract in the SE corner of the SW1/4 SW1/4. Please refer to abstract for the exact legal description.

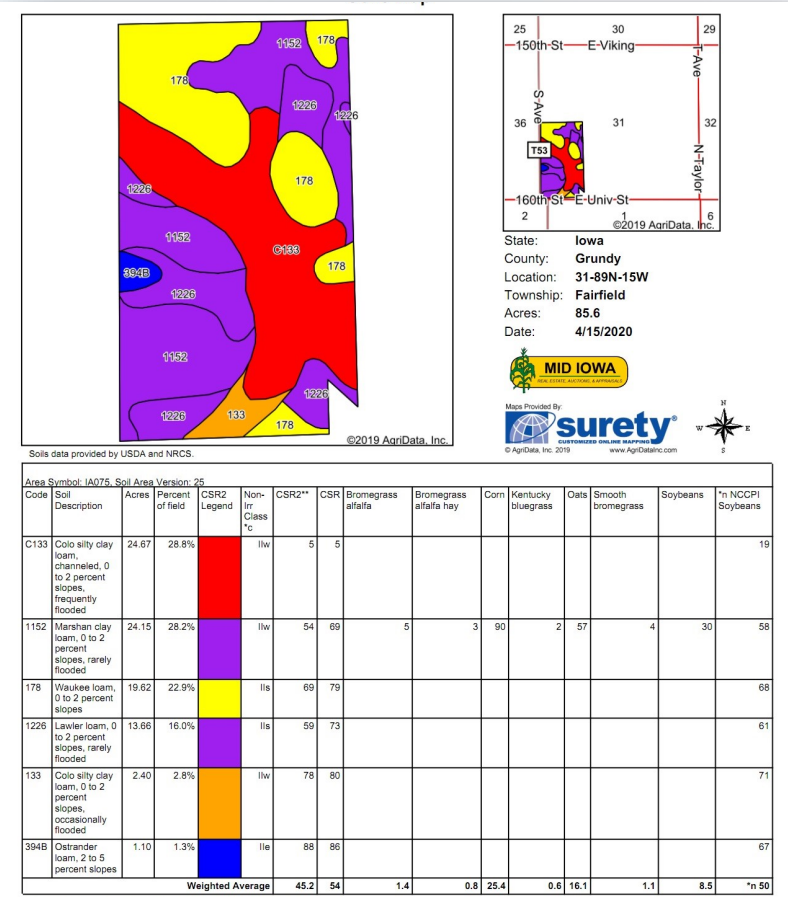
FARM PROGRAM INFORMATION:
Cropland: 52.86 acres
Corn Base: 43.60 acres **PLC Yield:** 163 bu.
Bean Base: 6.5 acres **PLC Yield:** 49 bu.

This farm is classified as Non-Highly Erodible Land. This tract does contain a Wetland or Farmed Wetland. This property is located in a Flood Zone. This property is a combination of Agricultural zoning and Manufacturing zoning. Please visit our website or contact the auctioneer for more details and/or maps.

FARM LEASE: The subject property is presently rented for the 2020 crop year. The lease for 2021 has been terminated. The lease payments will not be prorated to closing. Sellers to retain 100% of the 2020 cash rent.

IMPROVEMENTS: This property does have an older hog shed, which is considered salvage. The subject property does have a metal 25,000 bushel storage bin, which is not part of the sale. The subject does have a water supply to it from the acreage to the west across S Avenue. The buyer of the farmland will be responsible for disconnecting the water supply line from this property at the buyer expense unless other arrangements are made. The electrical supply to the property will be handled in the same manner. These disconnects will happen after 3-1-21.

TOTAL SOILS MAP
86A M/L - CSR2: 45.2



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REAL ESTATE, AUCTIONS, & APPRAISALS

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LISTING #20130 TERMS AND CONDITIONS

SALE METHOD: This farmland tract will be offered as an individual tract of 86 acres m/l. This property is being sold “AS IS”, with the sellers not being responsible for removing any manure/water seepage from the abandoned hog building or removing the concrete foundation, if the bin is sold and removed from the property.

TAXES: \$1,546/year. Property taxes will be prorated to date of closing.

MINERALS: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

EARNEST PAYMENT: A 15% earnest money payment is required on the day of the auction. The earnest payment may be paid in the form of cash or check. All funds will be held in the named attorney’s trust account.

POSSESSION: Possession will be granted at closing, on or about January 15, 2021, subject to the current cash rent lease and current tenant’s rights for the 2020 crop year. The current tenant has the use of the metal storage bin until 3-1-21.

CONTRACT AND TITLE: Immediately upon conclusion of the auction the high bidder will enter into a real estate contract and deposit with Mid Iowa Real Estate, Auctions, & Appraisals the required earnest payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon buyer financing. Seller to pay all escrow closing costs.

CLOSING: Closing will occur on or about January 15, 2021. The balance of the purchase price will be payable at closing in cash, guaranteed check, or wire transfer.

SURVEY: The Seller will be responsible for any survey costs, if a survey is needed.

BIDDER REGISTRATION: All prospective bidders must register with the auction company and receive a bidder’s number in order to bid at the auction.

ATTORNEY: Stacey Harding

SELLERS: Darwin & Pat Cannegieter, Jan & Robert Greany, and Erin & Adam Meyer

This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold on an “As is—Where is” basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All potential buyers are urged perform their due diligence on the subject property prior to the auction. All map boundaries are approximate, and photographs used may or may not depict the actual property. Total tract acres, tillable acres, FSA acres, etc. are approximate and may be subject to change. All bids will be on a per acre basis.