

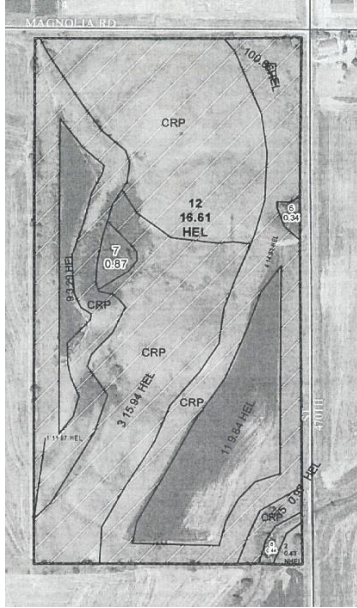
Pott. County Absolute Land Auction

Saturday November 23rd, 2019 @ 10:00AM

Auction Location: Botna Bend Park Lodge – 42926 Mahogany Rd. Hancock IA

Farm Location: Farm located 3.5 miles East of Hancock to 470th St. & 1-mile South to Magnolia Rd. Farm lies East of 370th St. & South of Magnolia Rd.

Legal description: E ½ of NE ¼ of Section 23 – T76N R43W Pottawattamie County IA.



Farm Information

FSA Farm #: 925

FSA Tract #: 1067

Net Taxable Acres: 76.73

Taxes: \$1856.00

FSA Farmland Acres: 75.67

FSA Cropland Acres: 74.02

FSA CRP Acres: .97

Annual CRP Payment: \$338.00

CSR2: 56.93 per Web Soil Survey

Terms & Conditions:

- Auction Method:** Farm will be sold on a per acre basis multiplied by 76.93 acres to determine contract price.
- Earnest Deposit:** A Deposit equal to 10% of the Final Purchase price on the day of the auction is required, with the balance due at closing. Earnest deposit will be held in the Trust Account of Clear Title & Abstract.
- Purchase Agreement:** The successful bidder will execute a purchase agreement immediately after being declared the winning bidder by the Auctioneer. The Purchase Agreement will offer NO contingencies for financing, property condition, or any other alterations to the agreement. **Purchase Contract will require Court Approval.** Prospective Buyers are urged to inspect the property prior to the auction date to their own satisfaction.
- Closing:** Closing date will be on or before December 23rd, 2019. The closing will be conducted by Clear Title & Abstracting, with the cost split 50/50 between the Buyer and the Seller.
- Possession:** Possession will be given at closing once all funds have been received and all documents have been filed, subject to tenant's rights until March 1st, 2019.
- Lease:** The lease for 2020 has been terminated, any and all CRP payments for 2019 will be paid to the Seller.
- Taxes:** Taxes will be prorated to the date of closing.
- Conditions:** The sale is subject to all easements and restrictions of record and is being sold "As Is – Where Is" with no warranties, guarantees, expressed or implied, made by the Auctioneer, his Associates, or the Seller.
- Title:** Title will be conveyed by Abstract. Sellers will have Abstract brought up to date at the Sellers expense. The abstract will be sent to the Buyers Attorney for Opinion of Title at the Buyers expense.
- Agency:** United Country Menke Auction & Realty & Thien Farm Management are acting as Agents of the Seller.
- Easements:** Sale is subject to any and all Easements and Right of Ways of record.
- Announcements:** Property information provided was obtained from sources deemed reliable, but the Auctioneer or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its condition, and to research any information to their own satisfaction. Any announcements made the day of the auction take precedence over all printed material. Bidding increments are solely at the discretion of the Auctioneer. **All decisions of the Auctioneer will be final.**

www.MenkeAuction.com

Auction Conducted By:



Byron Menke 712-487-3542

**Menke Auction
& Realty**

Auction Managed By:



Adam Thien 712-328-3477