

LAND AUCTION

MILLS COUNTY IOWA - 77.16 ACRES +/-

Tues. February 7th, 2023 @ 11:00AM

Location: Treynor Comm. Bldg. - 11 W. Main St, Treynor IA.

Directions: From Silver City, 1 mile N. to Cary Ave. (H12), E 3 miles, N 1 mile & is located on the NE corner of Brothers Ave. & 320th St.

Legal: S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 4 in Ingraham Township, Mills Co. Iowa

Van Mielke - Owner



Terms & Conditions:

Auction Method: Farm will be sold on a per acre basis multiplied by the Net Acres of 77.16 to determine the contract price.

Earnest Deposit: A Deposit equal to 10% of the Final Contract 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 Ambassador Title Services.

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 contract.

Closing: Closing date will be on or before March 17th, 2023. The closing will be conducted by Ambassador Title Services, with the the Buyer and the Seller each paying a \$500.00 closing fee as well as other normal closing costs.

Possession: Possession will be given at closing once all funds have been received and all documents have been recorded, subject to tenant's rights through February 28th, 2023. Full possession will be given on March 17th, 2023.

Lease: The farm lease for 2023 has been terminated.

Taxes: Taxes will be prorated to the date of closing.

Easements: Sale is subject to all Easements and Right of Ways of records.

Title: Sellers will provide an updated Abstract to the Buyers attorney for Title Opinion at Buyers cost.

Agency: Menke Auction & Realty are acting as Agents of the Seller.

Announcements: Property information provided was obtained from sources deemed reliable, but the Auctioneer or Seller make 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.Menke-Auction.com



Auctioneer/Broker: Byron Menke
Office: 712-487-3542 Cell: 402-630-6469
Rick Grote - Auctioneer

FARM INFORMATION

FSA Farm #: 4343

FSA Tract #: 7023

Net Taxable Acres: 77.16

Net Taxes: \$2554

FSA Farmland Acres: 77.49

FSA Cropland Acres: 71.73

CSR2: 75.0