

Guthrie Co, IA 324.16+/- ACRES

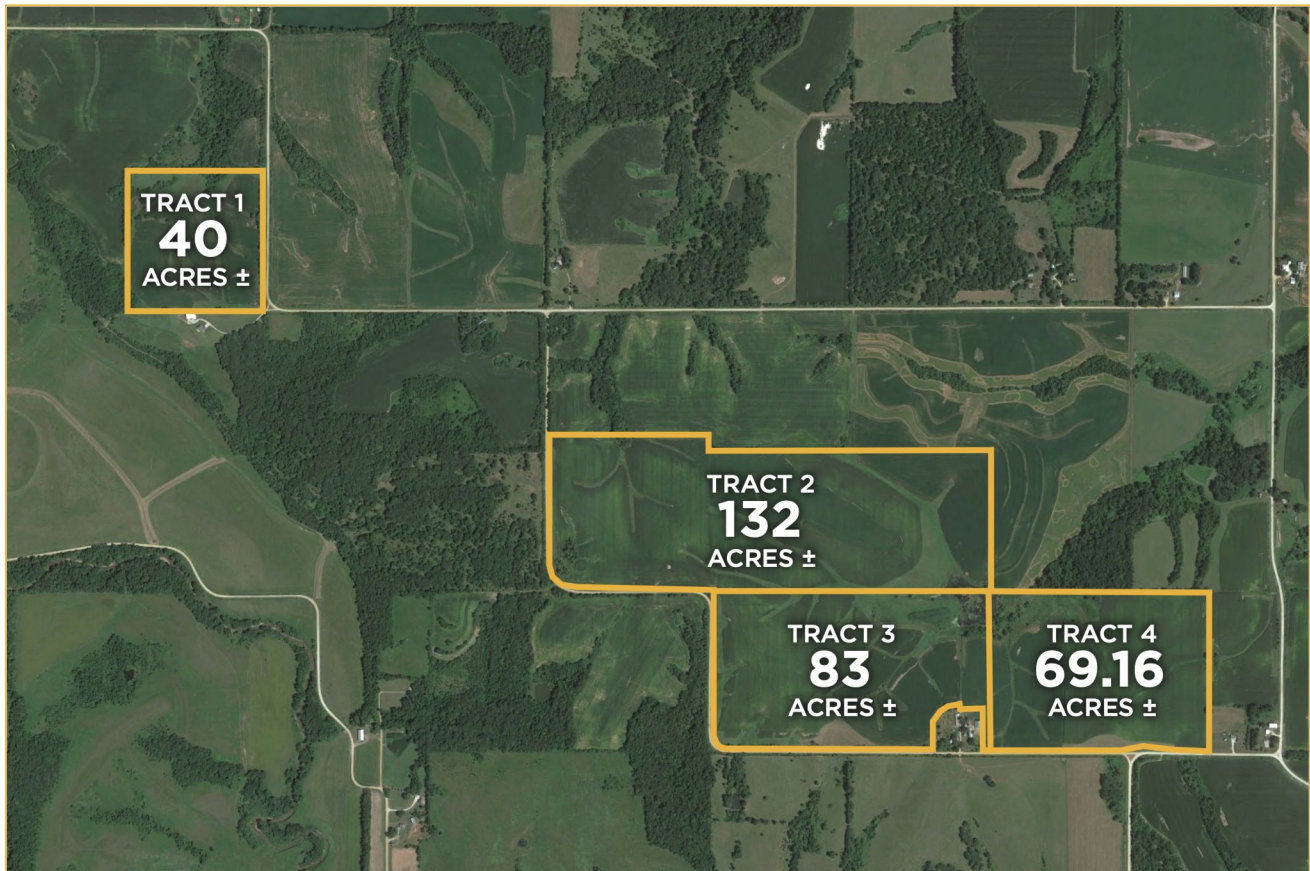
SALE DAY FLYER

AUCTION DETAILS

11/28/23 at 11:00 AM
Live And Online
Panora Community Center
115 W Main St
Panora, IA 50216

PROPERTY DETAILS

Total Acres: 324.16+/- Acres Offered In 4 Tracts
Method: Bid By The Acre/Buyers Choice
Seller: Viola C Heins Estate
Agent: Garret Armstrong/Tyson Smith



ENTIRE FARM DESCRIPTION

Ranch & Farm Auctions, a Division of Whitetail Properties Real Estate, is proud to represent the Viola C. Heins Estate in the sale of 324.16 total acres m/l of quality Guthrie County, Iowa farmland. Located in Section 36 of Beaver Township and Sections 1, 2 & 31 of Jackson Township, this highly tillable farm consists of 287.37 FSA tillable acres carrying a weighted average CSR2 of 64.13. The soils consist mainly of Sharpsburg silty clay loam, Ladoga clay loam and Shelby clay loam with slope ratings between 5 - 14 percent. The balance of the farm consists of buffer strips, managed waterways, recreational acres and 3.7-acre pond. This is a quality farm that will continue to produce strong yields year after year. This farm would make for a solid investment to diversify your portfolio or be a great addition to your current farming operation.

Representing Attorney:
Bump & Bump Law Office
222 E Market St
Panora, IA 50216
641.755.2131
wbump@bumpplaw.com



RANCH & FARM AUCTIONS LLC

TRACT INFO



Tract #:	Tract 1
Deeded acres:	40.00
FSA Farmland Acres:	39
DCP Cropland Acres:	35.96
Soil Types:	Ladoga silt loam, Gara loam
Soil PI/NCCPI/CSR2:	CSR2 58.4
Taxes:	\$802.00
Lease Status:	Open Tenancy for 2024 crop year
Possession:	Immediate possession subject to current tenants rights for 2023
Survey:	No survey needed
Brief Legal:	36 79 31 SE NW Exact legal description to come from abstract prior to Closing
PIDs:	0000141300
Lat/Lon:	41.610441, -94.408441

Tract 1 Description: 40+/- acres

This tract offers 35.96 income producing FSA tillable acres with a weighted average CSR2 of 58.4. The farm is predominantly tillable with some terraces and mowed buffer strips to allow for sufficient water drainage. The farm is adjacent to good stands of mature timber and timbered draws that connect larger tracts of timber in the area. Due to the proximity of the neighboring timber, this farm would offer deer and hunting opportunities for the land buyer looking for a property with income and recreation. There are two field entrances into the farm off Rose Ave at the north and south ends. There is also a potential building site for a home or machine shop in the NE corner of the property.



Tract #:	Tract 2
Deeded acres:	132.00
FSA Farmland Acres:	129.94
DCP Cropland Acres:	122.81
Soil Types:	Sharpsburg silty clay loam, Ladoga silt loam
Soil PI/NCCPI/CSR2:	CSR2 65.8
Taxes:	\$3,192.00
Lease Status:	Open Tenancy for 2024 crop year
Possession:	Immediate possession subject to current tenants rights for 2023
Survey:	No survey needed
Brief Legal:	31 79 30S 52A W ½ SW FRL, 31 79 30 SE SW & 31 79 30 SW SE. Exact legal description to come from abstract prior to Closing
PIDs:	0000529600, 0000529700, 0000529800
Lat/Lon:	41.603427, -94.388035

Tract 2 Description: 132+/- acres

This tract offers 122.81 FSA tillable acres with a weighted average CSR2 of 65.8 which is well above the Guthrie County average of 61.4. The primary soil types are Sharpsburg silty clay loam and Ladoga silt loam with 5% - 14% slopes. The farm is more than 94% tillable with a network of manicured waterways and buffer strips allowing excellent water drainage. There are field entrances on both the south and west sides of the farm giving opportunity for crop division. There is also a shared pond in the SE corner of the farm.



RANCH & FARM AUCTIONS LLC

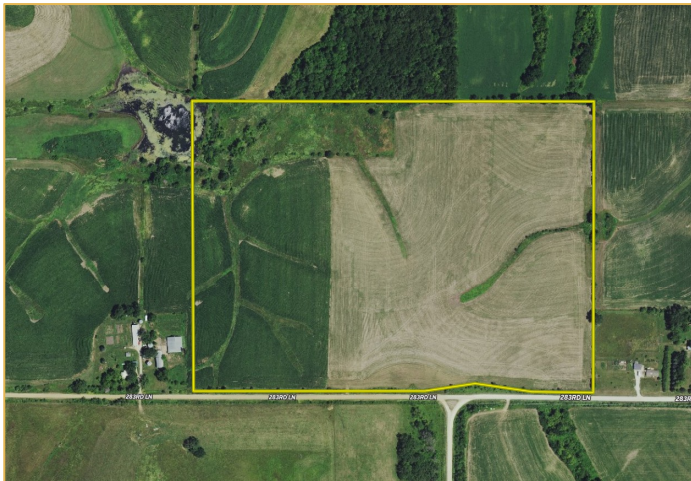
TRACT INFO



Tract #:	Tract 3
Deeded acres:	83.00
FSA Farmland Acres:	82.89
DCP Cropland Acres:	67.1
Soil Types:	Ladoga silt loam, Sharpsburg silty clay loam
Soil PI/NCCPI/CSR2:	CSR2 62.3
Taxes:	\$1,824.00
Lease Status:	Open Tenancy for 2024 crop year
Possession:	Immediate possession subject to current tenants rights for 2023
Survey:	No survey needed
Brief Legal:	02 78 31 LOT 3 FRL & 02 78 31 GOV LOT 2 FRL EX PAR A. Exact Legal description to come from abstract prior to Closing
PIDs:	0000547100, 0000547001
Lat/Lon:	41.599612, -94.385922
Zip Code:	50250

Tract 3 Description: 83+/- acres

This tract offers 67.1 FSA tillable acres with a weighted average CSR2 of 62.3. The primary soil types are Ladoga silt loam and Sharpsburg silty clay loam. This farm is predominantly tillable with rolling topography allowing good drainage with the manicured waterways and buffer strips. Waterway layout allows for good crop transition points. The balance of the acres could be utilized for grass/hay production and there is a shared pond in the NE corner of the farm. A field entrance is located in the western half of this farm on 283rd Lane along the south boundary of the property.



Tract #:	Tract 4
Deeded acres:	69.16
FSA Farmland Acres:	68
DCP Cropland Acres:	59.62
Soil Types:	Sharpsburg silty clay loam, Shelby clay loam
Soil PI/NCCPI/CSR2:	CSR2 66.7
Taxes:	\$1,610.00
Lease Status:	Open Tenancy for 2024 crop year
Possession:	Immediate possession subject to current tenants rights for 2023
Survey:	No survey needed
Brief Legal:	02 78 31 W LOT 1 FRL & 01 78 31 W25.16 A. Exact Legal description to come from abstract prior to Closing
PIDs:	0000546900, 0000544900
Lat/Lon:	41.599567, -94.377022

Tract 4 Description: 69.16+/- acres

This tract offers 59.62 FSA tillable acres with a weighted average CSR2 of 66.7. The primary soil types are Sharpsburg silty clay loam and Shelby clay loam. This farm is predominantly tillable with the remainder in waterways, grass filter strips and wildlife habitat. The topography allows for sufficient drainage. There is a shared pond in NW corner of the property. A field entrance is centrally located along 283rd Lane along the south boundary of the property.



Terms of Sale

Thank you for participating in this Auction with Ranch & Farm Auctions and Whitetail Properties Real Estate. It is important that you familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck and good bidding!

Registration at the auction (online and/or in person) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. Do not bid until you have read the terms and conditions. By bidding you are representing to the Auctioneer, Auction Company, Broker and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. DO NOT BID unless you have registered, received a Bidder's Card and Auction Day Notes, and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and does not inspect properties on bidder's behalf. Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

ABSTRACT AND TITLE. Sellers, at their expense, shall promptly obtain an abstract of title to the Real Estate continued through AUCTION DAY and provide a written report through the date of this contract and deliver it to Buyers for examination. It shall show merchantable title in Sellers in or conformity with this contract, Iowa law and the Title Standards of the Iowa State Bar Association. The abstract shall become the property of the Buyers when the purchase price is paid in full, however, Buyers reserve the right to occasionally use the abstract prior to full payment of the purchase price. Sellers shall pay the costs of any additional abstracting and title work due to any act or omission of Sellers, including transfers by or the death of Sellers or their assignees. Current year's taxes are pro-rated through day of closing as is customary.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or re-schedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and Seller, their agents and employees, from any and all liability attendant thereto.

Tracts sold by the acre- The contract will indicate the current acreage, bid per acre, and the high bid will be current acreage times the bid per acre. If a survey is needed, tracts sold by the acre will have the final purchase price adjusted to the surveyed acres times the high bid per acre.

Each high bidder must make a 10% non-refundable deposit immediately following auction. Wire transfer, Cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days.

Buyers are not allowed possession until Closing and filing of the deed, at which time the property should be re-keyed. "Showing" requests from Buyers after the auction may not be able to be accommodated. If successful buyer wishes to enter the property for agricultural purposes prior to close, they should make arrangements with the agent and seller for that access.

Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Auction Day Notes for a full and complete understanding of Auction co, Broker and Seller's disclaimers. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it.

Sale Order: Bid by the acre/buyer's choice

Sale Method: Selling Subject to seller acceptance.

Closing: On or before 30 days from seller acceptance

Possession: At closing subject to 2023 tenants' rights

Taxes: Prorated to date of close

Tenancy: Sells subject to 2023 tenants' rights, Seller to receive 2023 cash rent.

Buyers Premium: none

Survey: None required

Down Payment: 10% due immediately

Seller: Viola C Heins Estate

CRP and Cash Rents: 2023 cash rent will be retained by seller

Disclosures:

- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
- OPEN TENANCY FOR 2024
- Closing costs: Buyer pay title search/title insurance, any fees associated with financing. Typical closing costs split 50/50

