

KEOKUK COUNTY, IOWA

LAND AUCTION

Saturday, December 19, 2020 at 10:00 am

Auction Location: Greiner Auction Building Parking Lot, 414 S Oak St, Richland, IA

Directions to farm: From Highway 78 between the Ollie turn off and Martinsburg, head north on 240th St. Continue for 1.5 miles just past the four corners. Watch for auction signs. The farm is on the corner of Larch Ave and 315th Street.

1 Tract—97 acres m/l

Great hunting ground in Keokuk County, Iowa! Don't miss this farm consisting of 97 acres m/l. 41.58 tillable acres with the balance of timber, creek, and 2 small ponds. Farm is available for the 2021 crop year. The average CSR2 on the whole farm is 44.4. The average CSR2 on the tillable acres is 48.4.



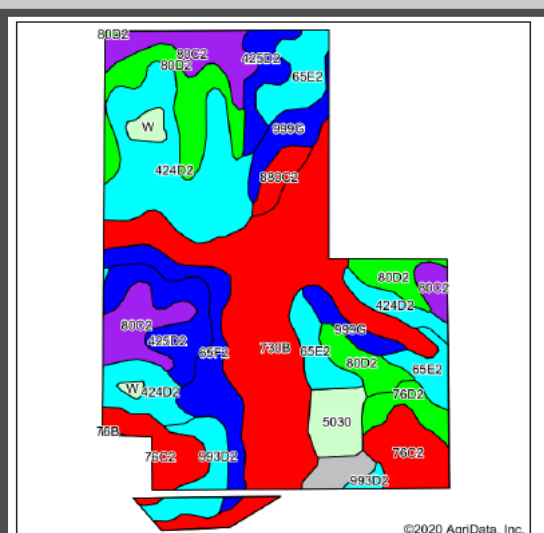
For soil types view www.greinerrealestate.com

FSA Information

Farm: #379
Tract: #1391
Farmland: 96.87 acres
Cropland: 41.58 acres

Corn: 24.20 base acres, 94 PLC yield

Oats: 0.60 base acres, 44 PLC yield



AVERAGE CSR2 44.4



For additional pictures and aerial footage view www.greinerrealestate.com.

-TERMS & CONDITIONS-

- METHOD OF SALE: The farm will be sold on a price per acre basis. The multiplier will be the assessor acres as posted on the Keokuk County Assessor site.
- DEPOSIT: 10% of the final bid price will be paid on the day of the sale. Balance due at closing upon delivery of deed and abstract showing merchantable title.
- PURCHASE AGREEMENT: Successful bidder shall execute a purchase agreement immediately after being declared the winning bidder by the auctioneer. Please note: The purchase agreement will offer NO contingencies for financing or any alterations to the agreement. Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- TAXES: Prorated to date of possession based on the last available tax statement.
- CLOSING: On or before January 19, 2021.
- POSSESSION: To be given at closing subject to rights of farm tenant on rented ground. Buyer will be given possession for 2021 crop year.

Terms: The property is being sold "as is, where is". All announcements made day of auction shall take precedence over any prior advertising either written or oral. The information in this brochure is deemed reliable; however, no guarantee for its accuracy, errors or omissions is given. All lines drawn on maps, photographs, etc. are approximate. CSR values are derived from Surety Maps and may or may not reflect the values provided by the county assessor's office. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. This real estate is selling subject to any and all covenants, restrictions, encroachments, and easements, as well as all zoning laws. Greiner Real Estate & Auction is an agent for the seller. The buyer shall be responsible for installing his/her own entrances if needed or desired.

Additional Provisions:

- Seller shall not be obligated to furnish a survey.
- The real estate is selling subject to any and all covenants, restrictions, encroachments, easements, as well as all applicable zoning laws.
- If future site clean-up is required it shall be at the expense of the buyer.

Pilot Grove Savings Bank, Owner
John Wehr, Attorney - Myron Greiner, Broker



Additional Information and pictures found at www.greinerrealestate.com



Auctioneers: Myron Greiner, Broker, 641-919-4522
Mike Goehring