

KEOKUK COUNTY, IOWA

LAND AUCTIONonline - Only



Online Auction Opens: Wednesday, January 4 @ 7 AM

Online Auction Ends (Soft-Close): Wednesday, January 18, starting @ 10:00 AM

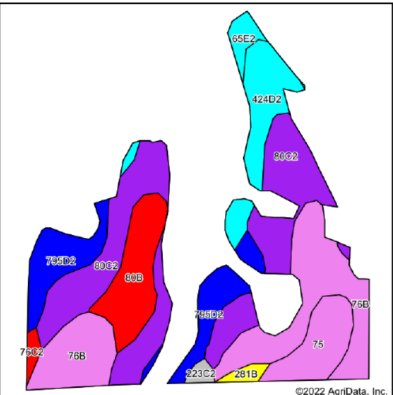
40 ACRES M/L, OLLIE, IA 52576

Directions to farm: From Hwy 78 between Ollie and Martinsburg turn north on 220th Ave toward 320th St and continue 1 mile. Turn east on 320th St and continue 0.1 miles. Farm will be on the north side of the road. Watch for signs.

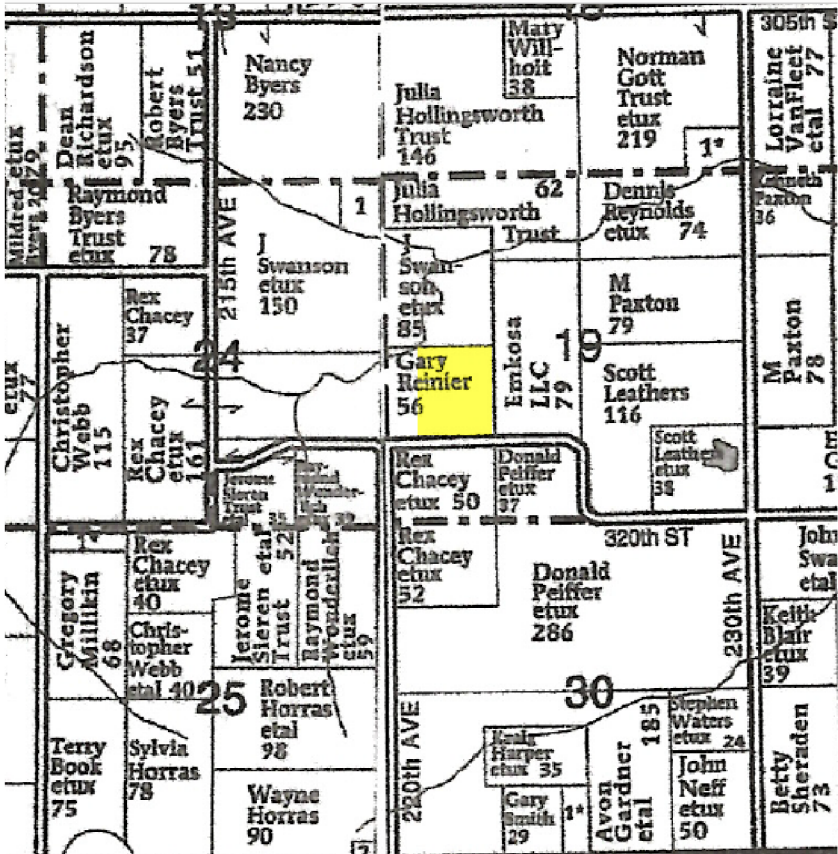
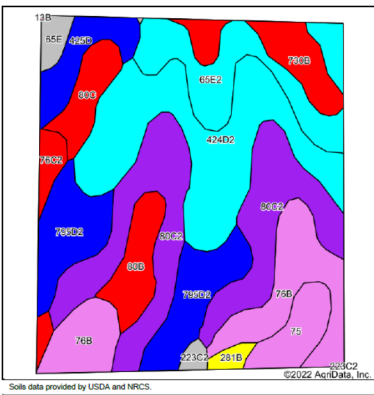
Don't miss this great farm in Keokuk County Iowa! Great place to hunt and farm a little! 40.0 acres m/l to be surveyed. This farm consists of 17.19 acres of cropland. The remaining balance is timber. The approximate CSR2 on the tillable ground is 62.6 with an approximate CSR2 of 49.8 on the whole farm. Don't miss your chance to own this great combo farm!



Tillable: AVG CSR2: 62.6



Whole Farm: AVG CSR2: 49.8



FSA INFORMATION

Farm: 393
Tract: 1296
Cropland: 17.19
Soybean Base Acres: 4.3
PLC Yield: 25

GARY REINIER ESTATE, OWNER

John Wehr, Attorney - Myron Greiner, Broker

-TERMS & CONDITIONS-

- METHOD OF SALE: The farm will be sold on a price per acre basis. The multiplier for bidding will be 40 times the per acre bid with adjustment for total purchase price at closing for bid times total surveyed acres.
- 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 March 6, 2023
- POSSESSION: At closing. In the event the farm closes prior to March 1, 2023 possession is subject to Iowa's tenants rights. Buyer will be given farming rights for the 2023 crop season.

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 applicable 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:
-If future site clean-up is required it shall be at the expense of the buyer.



GREINER
REAL ESTATE & AUCTION, LLC

View our website for additional information:
www.GreinerRealEstate.com
Auctioneer, Myron Greiner - 319-694-4522



SCAN FOR
DETAILS

