

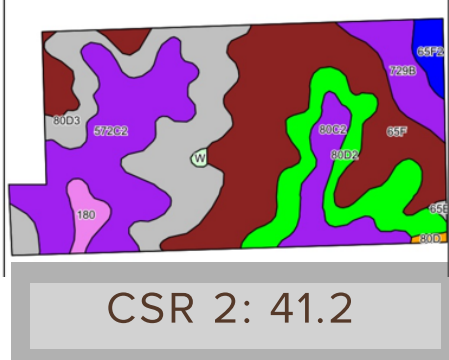
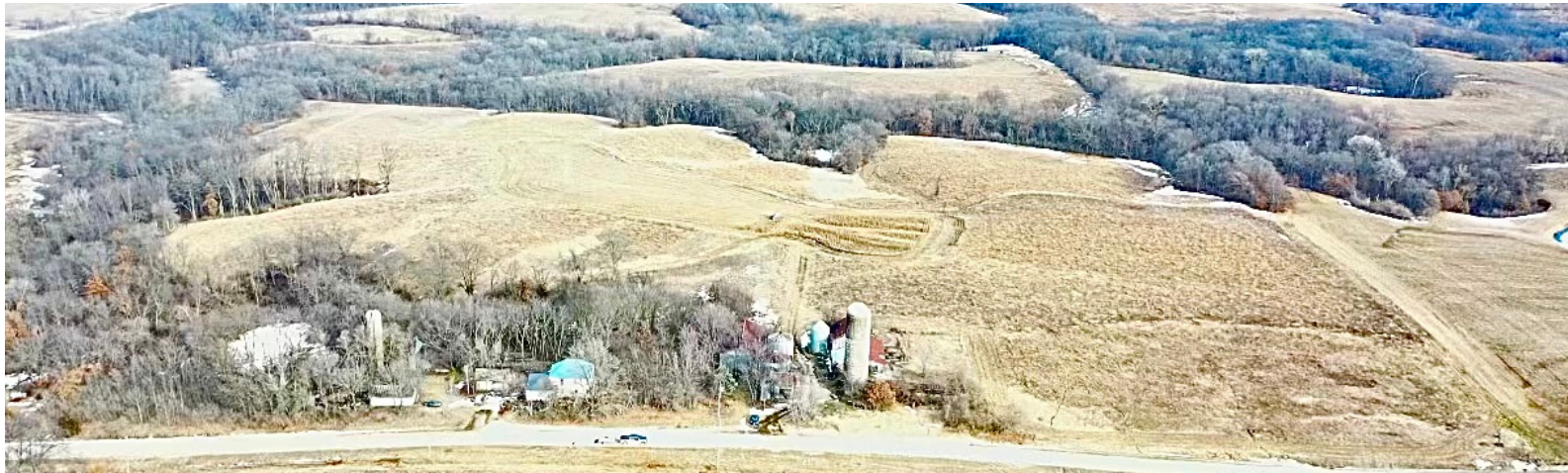
AUCTION

Washington

County, Iowa Land

ONLINE

Ends: March 27,
2024



FSA INFORMATION

- Farm: 5733
- Tract: 10176
- Cropland: 49.12 ac
- Acres Enrolled in CRP: 49.1
- Annual CRP Payment: \$11,268.00
- CRP Expiration: 47.2 acres in 2032 & 1.9 in 2026

DIANE STACY, OWNER

CRAIG DAVIS - ATTORNEY, MYRON GREINER, BROKER

73.05 Acres M/L, Washington County

-To be surveyed. Buyer shall pay for surveyed acres.

GREAT INVESTMENT FARM! PERFECT HUNTING GROUND!

This farm lays just east of Brighton, Iowa. Consisting of 73.05 acres m/l of which 49.12 acres are tillable. The balance is timber. The tillable acres are currently enrolled in CRP with an annual payment of \$11,268.00. The farm lays less than 1 mile from the Skunk River. Perfect hunting ground with lots of deer tracks, rubs, and paths. Don't miss your chance to own this farm!

March 27 | 10 AM (soft close)

📍 AUCTION: Online -<https://greinerrealestate.hibid.com/>

📍 FARM: Ivy Avenue, Brighton, Iowa

Directions to Farm: Follow Hwy 78 East out of Brighton for (0.9 miles from BP). Turn east onto 335th street and continue 1.1 miles. Turn north on Ivy Ave and continue 0.3 miles. Farm will be on the east side of the road.

**SCAN FOR
DETAILS**



GREINER
REAL ESTATE & AUCTION, LLC

View our website for additional information:
www.GreinerRealEstate.com

Auctioneer, Myron Greiner - 319-694-4522



Greiner Real Estate & Auction LLC, Richland - Licensed in Iowa

-TERMS & CONDITIONS-

- METHOD OF SALE: The farm will be sold on a price per acre basis. The multiplier for bidding will be surveyed acres times the per acre bid.
- 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 May 10, 2024 or soon thereafter as applicable closing documents are completed.
- POSSESSION: Buyer will be given possession at closing.
- CRP: To be pro-rated to date of closing.

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.