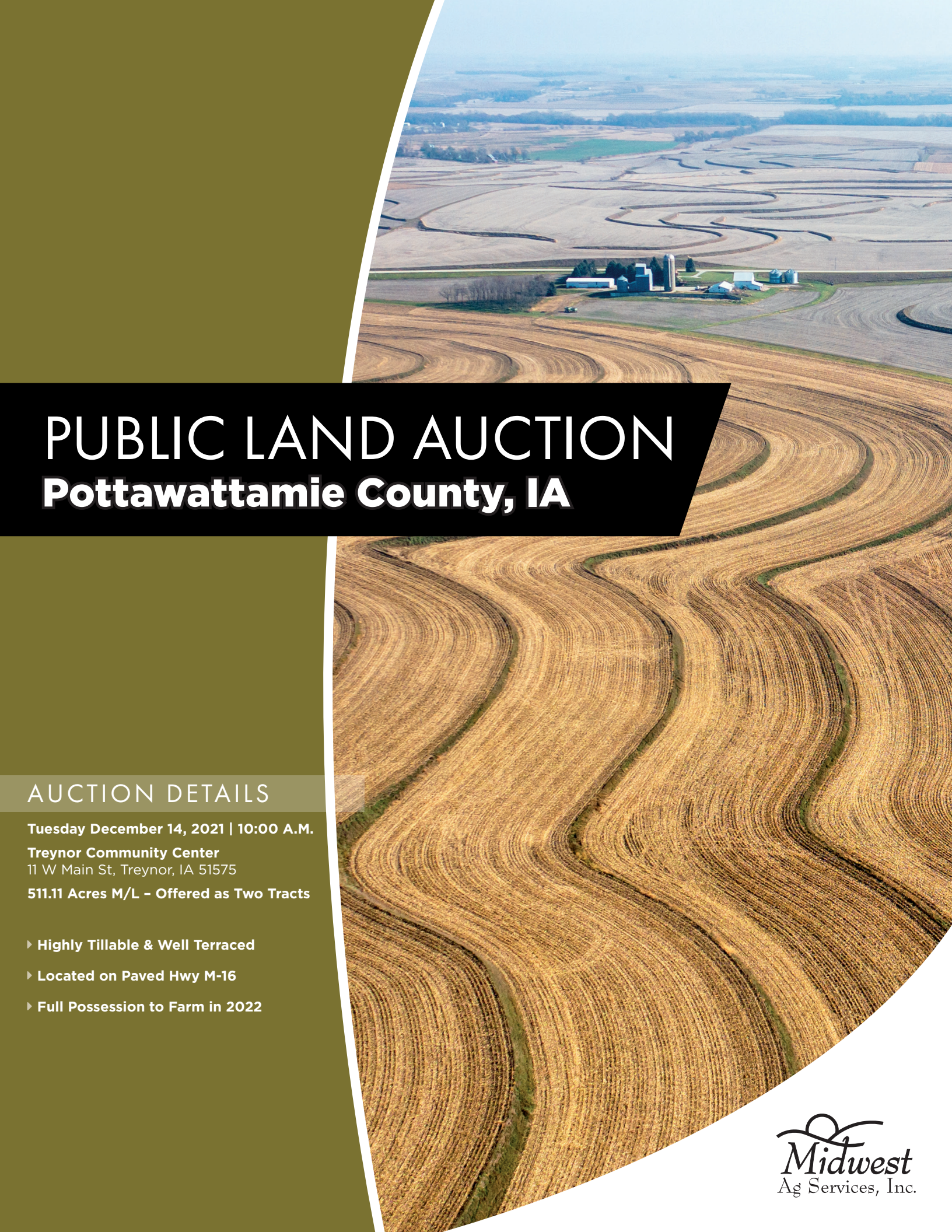




PUBLIC LAND AUCTION

Pottawattamie County, IA

AUCTION DETAILS

Tuesday December 14, 2021 | 10:00 A.M.

Treynor Community Center
11 W Main St, Treynor, IA 51575

511.11 Acres M/L - Offered as Two Tracts

- ▶ **Highly Tillable & Well Terraced**
- ▶ **Located on Paved Hwy M-16**
- ▶ **Full Possession to Farm in 2022**

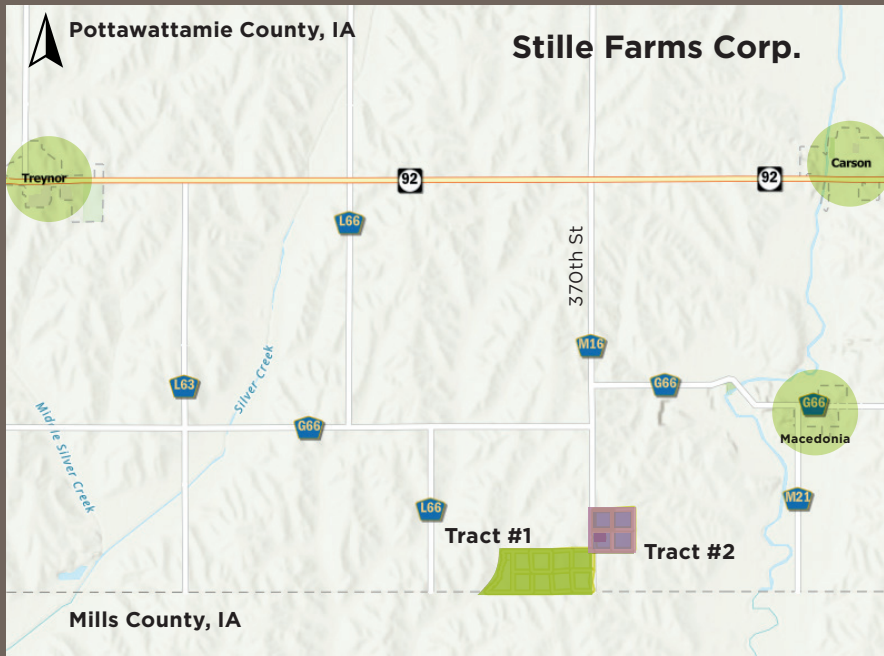
Midwest
Ag Services, Inc.

PUBLIC LAND AUCTION

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Treynor Community Center • 11 W Main St, Treynor, IA 51575

511.11 Acres M/L - Offered as Two Tracts



Midwest Ag Services is honored to be representing the Stille Farms Corp in the sale of 511.11 Taxable Acres M/L located in Pottawattamie County Southwest of Macedonia Iowa. The property will be offered as two tracts at Public Auction.

The Public Land Auction is scheduled on Tuesday December 14, 2021 at 10:00 AM at the Treynor Community Center 11 W Main St, Treynor, IA. Please contact us prior to the auction to make alternative bidding arrangements.

The 511.11 acres of pristinely maintained farmland is located in sections 31 & 32 of Macedonia Township & Section 36 of Silver Creek Township all in Pott. County Iowa. Tract #1 Consists of 361.14 Taxable Acres & Tract #2 consists of 149.97 Taxable Acres M/L.

Mark your calendars! You don't want to miss this once in a life-time opportunity to add these farms to your operation or investment portfolio.

Auction Method: Both Tracts will be sold individually starting with Tract #1, then Tract #2. The farms will be sold on a per-acre basis sold to the highest bidder. Tract #1 & Tract #2 will NOT be offered together.

Contract & Abstract: The successful bidder will sign a purchase agreement upon completion of the auction. Seller will provide continued abstract at its expense.

Earnest Deposit: 10% earnest money due at completion of the auction.

Closing: On or before March 1, 2022. The balance of the purchase price due at closing by cashier's check or wire transfer.

Possession: Subject to the 2021 farm lease that has been terminated & expires on February 28, 2022. Buyer will receive full possession to farm for the 2022 crop year. House lease is month to month.

Bidder Registration: All prospective buyers must register with Midwest Ag Services, Inc. and receive a bidder number in order to bid at the auction.

Other Provisions:

- The buyer will be purchasing the property in its "as is, where is" condition.
- Real Estate Taxes will be pro-rated to date of closing.
- The sale is not contingent upon financing, the buyer must have financing approved prior to the auction.
- The Sellers reserve the right to reject any and all bids.
- The Seller shall not be obligated to furnish a survey.
- If a buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- Midwest Ag Services, Inc. is acting as the Sellers agent.
- Any announcements made at the auction will take precedence over advertising materials.

Disclaimer: All the information contained herein is presumed to be accurate according to the best available information from sources deemed reliable. All information should be verified for accuracy by interested parties.



Tract #1: 361.14 Taxable Acres M/L

Sec 31 Macedonia Twp & Sec 36 Silver Creek Twp

Cropland: 354.92 FSA Crop Acres with 68.8 CSR2

Real Estate Taxes: \$15,006 per year

Improvements: Located at 10286 370th St. Macedonia IA

Dwelling: Approx. 1,390 sq ft brick ranch house built in 1957 with an 860 sq ft addition built in 1982. Attached one car garage. Unfinished basement. Central air & LP furnace. Asphalt roof, soffit & gutters replaced in 2014.

Out-Buildings: Two 14,000 bu. Sukup bins built in 2013; 10,000 bu. MFS bin built in 1980; 40'x100' machine shed & shop built in 1971; concrete silo; hog house; barn with lean to & approx. 23,000 bu. elevator/crib. Seller reserves the use of the grain bins until July 1, 2022.

Open house: Sunday December 5, 2021, from 1-3 PM.

Septic system: A septic inspection will be completed prior to closing. If the septic system fails inspection, the seller shall give buyer a credit at closing for the cost to install a new septic system not to exceed \$10,000.

Well: submersible well located NW of house by walnut trees. No water to barn or hog house.

Personal Property: Personal contents inside the house & buildings are excluded from the sale.

Disclosures: Property disclosure & lead base paint disclosures are available for prospective buyers to review prior to the auction.



Tract #2: 149.97 Taxable Acres M/L

Section 32 Macedonia Township

Cropland: 150.41 FSA Crop Acres with 73.4 CSR2

Real Estate Taxes: \$5,098 per year.

Improvements: None

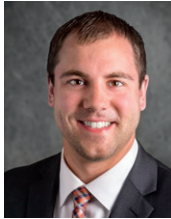


**Farm Sales, Farm Appraisals
and Farm Management.**

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www.MidwestAgServices.com



Kelly Summy
Broker
402-670-0878



Evan Summy
Assoc. Broker
402-618-1326



Nick Gray
Salesperson
712-789-9932

Menke Auction & Realty
Auctioneer

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