

LAND AUCTION

MILLS COUNTY IOWA * 93.0 ACRES +/-

Thurs. November 17th, 2022 @ 10:00AM

Location: Henderson Comm. Bldg. - 310 Maple St, Henderson IA.

Harvey & Darlene Bolton Trust – Owner



FARM INFORMATION

FSA Farm #: 43
FSA Tract #: 7
Net Taxable Acres: 93.0 est.
Net Taxes: \$3152.00 est.
FSA Farmland Acres: 93.72 est.
FSA Cropland Acres: 89.81 est.
CSR2: 76.5
CRP: 3.3 acres @ \$191.00/acre
CRP: 5.9 acres @ \$300.00/acre

Terms & Conditions:

Auction Method: Farm will be sold on a per acre basis multiplied by the Net Acres of 93.0 acres to determine the contract price.

Earnest Deposit: A Deposit equal to 10% of the Final Contract price on the day of the auction is required, with the balance due at closing. Earnest deposit will be held in the Trust Account of Clear Title & Abstract.

Purchase Agreement: The successful bidder will execute a purchase agreement immediately after being declared the winning bidder by the Auctioneer. The Purchase Agreement will offer **NO** contingencies for financing, property condition, or any other alterations to the agreement.

Closing: Closing date will be on or before December 16th, 2022. The closing will be conducted by Clear Title & Abstract, with the cost split 50/50 between the Buyer and the Seller.

Possession: Possession will be given at closing once all funds have been received and all documents have been recorded, subject to tenant's rights through February 28th, 2024. Full possession will be given on March 1, 2024.

Lease: The farm is leased for 2023 and all rents as well as all CRP payments for 2023 will be paid to the Buyer.

Taxes: Taxes will be prorated to the date of closing.

Easements: Sale is subject to all Easements and Right of Ways of records.

Title: Sellers will provide an updated Abstract to the Buyers attorney.

Agency: Menke Auction & Realty are acting as Agents of the Seller.

Announcements: Property information provided was obtained from sources deemed reliable, but the Auctioneer or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its condition, and to research any information to their own satisfaction. Any announcements made the day of the auction take precedence over all printed material. Bidding increments are solely at the discretion of the Auctioneer.

All decisions of the Auctioneer will be final

www.Menke-Auction.com



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Rick Grote - Auctioneer

Byron