

**MENKE
AUCTION &
REALTY**



NP Dodge
REAL ESTATE
SINCE 1855

Listing Broker: Dan Van Houten
Cell Phone: 402-680-0122

Auctioneer: Byron Menke
Cell Phone: 402-630-6469

Terms & Conditions

Bid Deadline: Bids must be received no later than **Wednesday, February 28th, 2024 @ 4:00pm.**

Bids will be opened and reviewed by the Sellers on February 29th, 2024, and Buyers will be notified of the Sellers decision within 48 hours of reviewing the bids.

Bids submitted to: Mailed to Menke Auction & Realty, P.O. Box 249 Treynor IA. 51575 or delivered to Menke Auction & Realty 124 E. Main St., Treynor IA. 51575.

Property Address: Property is located on the South side of Highway 6, 1.5 miles east of I-80 exit (Exit #8) Council Bluffs IA., and directly across the Highway from the Westfair Fairgrounds.

PURCHASE AGREEMENT: Successful bidder will enter into a purchase agreement immediately after being declared the winning bidder by the Auctioneer. **PLEASE NOTE:** The purchase agreement will offer **NO CONTINGENCIES** for financing, property condition, or any other alterations to the agreement. Property is being sold **"AS IS"**. Prospective Buyers are urged to inspect the property prior to the auction date to their own satisfaction. Sellers reserve the right to accept or reject any or all bids.

EARNEST DEPOSIT: Successful bidder will provide an Earnest Deposit equal to 10% of the Final Contract price at the time of signing the purchase agreement, with the balance due at closing. Earnest deposit will be held in the Trust Account of NP Dodge Real Estate.

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

CLOSING: Closing to be on or before April 30th, 2024, unless survey is required, then closing will be within 30 days of the completion and recording of the survey. Closing to be conducted by NP Dodge Real Estate with the cost to be split 50/50 between the Buyer and the Seller.

POSSESSION: Will be given at Closing once all funds have been received and all documents are recorded.

LEASE: The farm lease for 2024 has been terminated. The current tenant is interested in leasing the farm.

SURVEY: Survey will only be completed if Parcels sell individually with cost paid for by the Seller.

TITLE: Seller will provide Free & Clear Title to the property with a Title Insurance Policy provided by Title Core National with the cost split 50/50 between the Seller and the Buyer.

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

AGENCY: NP Dodge Real Estate and Menke Auction & Realty and their agents are acting as Exclusive Agents for the Sellers unless a Dual Agency Agreement has been executed by both parties.

All information is from sources deemed reliable by NP Dodge Real Estate and Menke Auction & Realty; however, no guarantee or warranty of its accuracy is given. Buyers are encouraged to research any information to their own satisfaction.

Prospective Buyers may bid on individual Parcels or combinations as presented below.

Parcel #1: 38 Acres

Parcel #2: 49 Acres

Parcel #3: 37 Acres

Parcel #1&2: 87 Acres

Parcel #2&3: 86 Acres

Parcel #1,2,3: 124 Acres

Contact Broker or Auctioneer for full Buyers Packet and Official Bidding form.