

Clayton County Feedlot and Acreage Online Only Auction - Bidding is live and will conclude Tuesday, October 8th, at 1:00 P.M. CST. WB Realty Company, LLC proudly presents this 48 +/- acres with a slatted barn, dirt feedlot, ranch style home, and quonset building, located just north of Saint Olaf, Iowa on Fawn Hollow Road. The property provides a prime location for raising cattle with easy access.

This auction presents a distinctive opportunity to own a piece of prime real estate in the highly populated Clayton County, IA. Properties like this seldom come up for auction positioning this as a once-in-a-lifetime opportunity. Don't miss the chance to secure this extraordinary property and the ability to feed cattle for many years.

The auction will be conducted by WB Realty Company LLC, on the Nextlot auction platform. Bidding is live and will conclude on Tuesday, October 8th, 2024, at 1:00 P.M. CST. The property will be sold on a whole-dollar basis. Contact the listing agent for further details.

Legal Description

Part of the LOT 1 SE SW 24 94 5; Part of the LOT 2 SE SW 24 94 5; Part of the LOT 3 NE SW 24 94 5; Part of the SE SW 24 94 5 BK 8 PG 80 of Section 94, Clayton County, Iowa. *Exact legal to be taken from Title Commitment.*

Directions

From Saint Olaf, Iowa: Travel north on Fawn Hollow Road for half a mile. The feedlot is on the right side of the road or east side. Look for the WB Realty Co. signs.

- Sign On Property: Yes
- Parcel Number: 06-24-376-004 06-24-376-003 06-24-326-005 06-24-326-004
- School District: Central Community School District
- General Area: North of Saint Olaf, IA; South of Farmersburg, Iowa
- Net Taxes: \$4,516.00
- Online Bidding: Yes
- Auction Date: Now Live and Ending on October 8, 2024
- Productivity Index: 77.5
- Possession: At Closing
- Terms: Cash or Financing if approved by lender prior to auction conclusion.
- Open House Dates for Inspection are 3:30 – 5:30pm CST from September 19th, 2024, and from 12:00 – 2:00 pm CST, September 28th, 2024

How to Bid

Open <https://www.wbrealty.com/land-farm-properties> and find the auction you are interested in. Click on the AUCTION INFORMATION button within that auction. This will take you to the Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction, click REGISTER TO BID. From there, you will need to create a bidder account. Once your bidder account is created, you can actively bid on the property.

Listing Agent: Landon Schrage 319-939-8360 landon@wbrealty.com

Agency: WB Realty Company, LLC and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Auction Method: The property will be offered on a whole-dollar basis. All bids will be on a whole-dollar basis. A bid placed within 5 minutes of the scheduled close of the auction will extend bidding by 5 minutes until all bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any claim against WB Realty Company, LLC or its affiliates if the Internet service fails to work correctly before or during the auction.

Real Estate Taxes: The real estate taxes will be prorated between the Seller and Buyer(s) to the date prior to closing. Taxes are approximated to the best of our knowledge in the marketing material, and the title company shall confirm the final tax amount before closing.

Bidder Registration: All prospective bidders must register on the WB Realty Co. Auction Website and receive a bidder number to bid at the auction. WB Realty Company LLC, and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Financing: The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to be made before bid submission. By bidding, the bidder makes a representation that they have the present ability to perform at the bid price and

will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

Earnest Money Payment: A 10% non-refundable earnest money payment is required within 24 hours of the conclusion of the auction. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held at Wasker Law Firm.

Closing: Closing shall take place no later than November 8, 2024; subject to change. The balance of the purchase price will be payable at closing in the form of a wire transfer.

Possession: Possession of the Property will be given at Closing.

Farm Program Information: Farm Program Information is provided by the Clayton County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and WB Realty Co.; however, Farm Program Information, base acres, total crop acres, conservation plan, etc., are subject to change when the farm is reconstituted by the Clayton County FSA and NRCS offices.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter a real estate sales contract and deposit the required earnest money payment with the respective title company. The terms of the signed Real Estate Purchase Contract shall govern the sale and shall supersede all prior negotiations, discussions, representations, or information regarding the sale, including this brochure. The Seller will furnish, at Seller's expense, a current Title Commitment for an Owner's Policy in the amount equal to the Total Purchase Price. Buyer will pay the premium for any title insurance policy Buyer chooses to obtain. The Seller agrees to convey marketable title to the property. This sale is not contingent on financing.

Fences: Existing fences are in as-is condition and will not be updated or replaced by the Sellers. Not all boundary lines are fenced, and if needed, they will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Other: This sale is subject to all easements, covenants, leases, MMP permitting, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, WB Realty Company, LLC or Seller. All bids will be on a whole-dollar basis. WB Realty Company, LLC and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on

auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final. This auction is with reserve.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and WB Realty Company, LLC. Overall acres, etc. may vary from figures stated within the marketing material. The buyer should perform his/her investigation of the property before bidding during the auction. The brief legal descriptions in the marketing material should not be used in legal documents. The full legal description will be taken from the title paperwork.