

70 ACRES TILLABLE FARMLAND AUCTION DECATUR COUNTY, IOWA

07-12-2017 • 10:00 AM

Directions to Farm: From Van Wert 1/2 mile east on J14



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BID ONLINE



Auction Details: This is an online only auction. There will not be a live event, all bids must be placed online. This is a minimum bid auction, when the first bid is placed at \$2800 per acre the farm will absolutely sell to the highest bidder.

Agent Comments: With the cattle market looking up this is an opportunity to buy nice open pasture on a hard surface road with a good pond and fencing.

Sale Method: This farm will be sold by minimum bid auction using online bidding only. There will not be a live event for this auction. Click the green BID ONLINE button to the top right to register and bid.

Home Description: There is no home on this farm

Building Description: There are no buildings on this farm

Other Improvements: Pond • Fences

Legal Description: The east 1/2 of the NW 1/4 of Section 18 Franklin Township Decatur County Iowa.

Auction Location: The auction will be held online from our office at 101 S Noyes St Mondamin, Iowa

Possession: Landlord possession at closing until the sellers crop is off the property. When the soybean crop is off the property you will get full possession.

Closing: Closing will be held 30 days after the auction closes around August 15th

FSA Information: Farmland 67.51 Cropland 60.2

Mineral Rights: All mineral rights if any, owned by the seller will transferred to the buyer.

Soil Productivity: CSR2 47.2

Earnest Money: 5% will be required as earnest deposit.

Farm Lease: The owner has a soybean crop on the farm at this time but no lease exists.

Terms & Conditions: All bidding will occur online. You must register to bid online. A non refundable 5% earnest deposit is required from the successful bidder. If you fail to close the earnest deposit is not refundable. The auction is a minimum bid auction which is \$2800 per acre. The farm will absolutely sell when the minimum bid is bid. Your bid will be multiplied by 70 deeded acres to arrive at the final purchase price.

CONTRACT & TITLE: Immediately upon conclusion of the auction the high bidder(s) will enter into a real estate contract & deposit with DreamDirt Farm and Ranch Real Estate LLC the proper non refundable earnest deposit. The Seller(s) will provide a current abstract at their own expense. Sale is not contingent upon buyer financing, all bids are cash bids. This sale is subject to all easements, covenants, leases and restrictions of record. Buyers must do their due diligence prior to bidding. All property is sold on an "As is - Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer or Seller unless specifically stated. Seller reserves the right to accept or reject any and all bids. DreamDirt Farm and Ranch Real Estate LLC and its representatives are agents of the Seller. Winning bidder(s) acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. The Auctioneer may accept absentee or phone bids from bidders who can not attend the auction or bid on half of the seller. All decisions of the Auctioneer are final. The auction is open to the public contingent upon proper behavior. The Auctioneer may ask you to leave if your behavior is not in the best interest of the seller.

www.dreamdirt.com

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