

LAND AUCTION

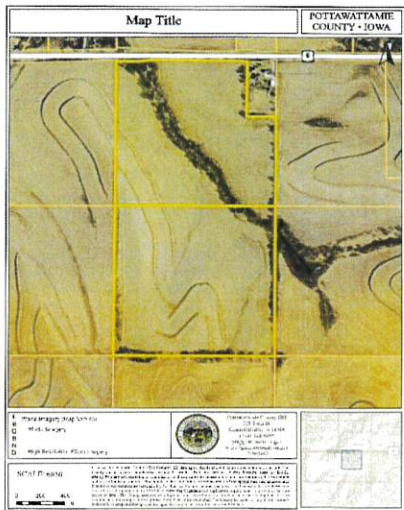
POTT. COUNTY IOWA*75.88 ACRES +/-
Tuesday September 20th, 2022 @ 11:00AM

Auction Location: Menke Auction Center – 124 E. Main St, Treynor IA.

Farm Location: Farm is 4 miles North of Treynor to Hwy 6, then East 2.25 miles & property is on South side of Hwy 6

Legal Description: E1/2 of NW ¼ Section 21, Washington Twp. In Pottawattamie County Iowa.

**Barb Deitchler Estate &
Lynn Stortenbecker - Owners**



FARM INFORMATION

FSA Farm #: 1885

FSA Tract #: 1738

Net Taxable Acres: 75.88

Net Taxes: \$ 2080.00

FSA Farmland Acres: 7404

FSA Cropland Acres: 68.99

CSR2: 60.16

Terms & Conditions:

Auction Method: Parcel #1 will be sold on a per acre basis multiplied by 75.88 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 Ambassador Title Services.

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 October 21st, 2022. The closing will be conducted by Ambassador Title Services, 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, 2023. Full possession will be given on March 1, 2023.

Lease: The lease for 2022 has been terminated and all rents for 2022 will be paid to the Seller.

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

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

Title: Title Insurance will be used to provide clear title with the cost split 50/50 between the buyer and seller.

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

**MENKE
AUCTION &
REALTY**

Auctioneers: Byron Menke 402-630-6469 * Rick Grote 402-690-4620

www.Menke-Auction.com

