

LAND AUCTION



64 AC± | 1 TRACT | MARION CO, IA

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/26/24 | **AUCTION TIME:** 11:00 AM CT

LOCATION: MELCHER-DALLAS COMMUNITY CENTER
112 N MAIN STREET, MELCHER-DALLAS, IA 50163

CRP farm with CRP expiring 10/2024 with 75.6 CSR2 rating. Re-enroll into CRP program or convert into crop production with this farm. Located in the heart of Southern Iowa's big-buck country, this property provides lots of different opportunities to the new owner, with quality yearly income. The property is enrolled in the Conservation Reserve Program (CRP) through 10/2024. This gives great options for the new owner to re-enroll it or put it back into tillable production. Or a mixture of both! Nonetheless, this may be a great property for you, whether you are looking for a quality hunting property with a solid return or just looking to add to your farming operation. As you approach the property on 60th Avenue, the north side, you will see the quality of habitat that this area provides. Not only is it a great whitetail habitat, but there is also plenty of cover for upland and small game hunting. Pheasants were seen flying over the native grasses the evening the property was photographed. A trail network has been mowed to create easy access to different parts of the farm. There is a quality diversity of native grasses and forbs throughout this CRP mix. Smaller trails have also been mowed, turning into natural wildlife trails and corridors throughout the property. The southern border of the property is the meandering White Breast Creek. Even during the dry year, there is water flowing down the creek. With the creek, there are quality timber edges that are torn up with scrapes, rubs, beds, trails, and all sorts of wildlife sign. One established annual food plot could easily be re-established for the 2024 season. There are multiple heavy wildlife crossings along the creek banks. With several bends in the creek, waterfowl opportunities could be on the property. There are currently 49.62± acres in CRP that offer a payment of \$237.50/acre, which comes to \$11,785.00 per year. The property was leased out for hunting last year, and this could be an option for additional income in the upcoming years, if the new owner desired. The CRP contract expires after 2024, giving the new owner options to put all or portions of the property back into tillable production, potentially increasing the annual return on your investment. With a quality average CSR2 soil rating of 75.6, this could be a great source of revenue for the new owner. The current owner has recently worked on removing invasive woody vegetation for the CRP program so that the new owner will not have to worry about this initial maintenance. If hunting isn't your thing, and you want a solid investment, country acreage to camp, ride ATVs, float the creek, horseback ride, etc., the flat terrain makes access easy throughout most of the property for any outdoor enthusiast. If you've been looking for a quality hunting property in Big Buck Country that gives you a yearly return or would like to add to your farming operation, this may be just the property for you!



TRACT 1: 64 ± ACRES

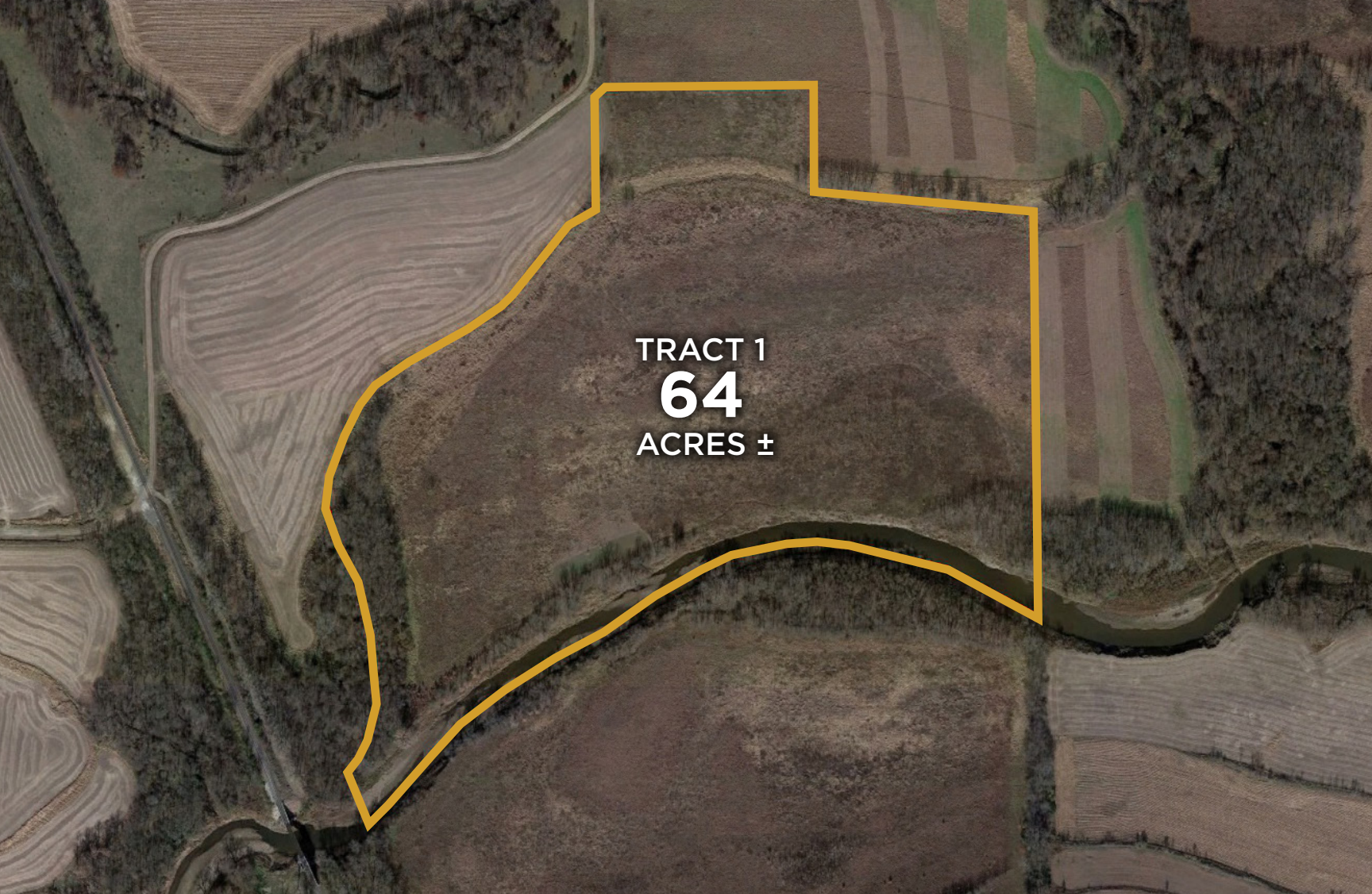
- **Deeded acres:** 64± acres
- **Soil Types:**Vesser silt loam, Lawson-Quiver-Nodaway complex, Lawson-Quiver-Nodaway complex.
- **Soil PI/NCCPI/CSR2:**..... 75.6 CSR2
- **CRP Acres/payment:**..... 49.62 ± acres in CRP paying \$237.50/acre: expires 10/24
- **Taxes:**\$1,828.00
- **Lease Status:**Open Tenancy for 2025 crop year
- **Possession:**..... Immediate possession subject CRP contract
- **Survey needed?:** No survey needed
- **Brief Legal:**.....64± acres in Section 23 and 24, T75N, R21W in Marion County, Iowa
- **PIDs:**0352200500, 0352400500
- **Lat/Lon:**..... 41.28198, -93.23055
- **Zip Code:**.....50062



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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TRACT 1
64
ACRES ±

TERMS OF SALE

Thank you for participating in this auction. Please familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck and good bidding!

Registration at the auction (online and/or in person) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. Do not bid until you have read and agree to the terms and conditions. By bidding you are representing that you have read and agree to be bound by the terms and conditions for this sale as stated herein. DO NOT BID unless you have registered, received a Bidder's Card or paddle number and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder. The successful bidder will be required to execute a Sales Agreement at the conclusion of the auction and submit the appropriate down payment in a timely manner as instructed by the Auctioneer.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. The Broker and Auction Company represent the seller only and do not inspect properties on the bidder's behalf. Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(ies). By bidding you agree to all disclosures.

Buyers receive a deed and Title Insurance Policy as provided by the Closer indicated in the Contract (any mobile/manufactured housing not legally affixed to the property shall only be conveyed by a Hold Harmless Agreement or Quitclaim Bill of Sale unless otherwise noted in the Disclosures). The current year's taxes are prorated through the day of closing as is customary unless otherwise noted or announced on sale day.

Or in abstract states, the seller shall provide a continuation of the abstract of title through the date of sale for the buyer or buyers attorney to examine.

The sale of this property may be subject to a Buyer's Premium, which will be added to the high bid and included in the total purchase price. Please see the Auction Day Notes, The Contract for Sale, and/or the Auctioneer for specifics about the property you wish to bid on.

Tracts sold by the acre - The contract will indicate the current acreage, bid per acre and the high bid will be the current acreage multiplied by the high bid per acre. If a survey is required prior to closing that would result in a change to acreage, the contract will be adjusted to that acreage prior to closing and the

purchase price will reflect that change in acreage.

If a survey is required, it is typically done immediately following the auction. The per acre bid at auction will then be multiplied by actual surveyed acres to determine the final sales price at closing. The purchase agreement and sales day announcements will identify the party responsible for survey cost.

Each high bidder must sign a purchase agreement and make a 10% non-refundable deposit immediately following the auction to the designated Title Company or escrow agent noted on the Purchase Agreement. Cash, wire transfers, cashier's checks, personal checks and business checks (electronically processed) are accepted. For online only auctions, wire transfers are the preferred method for deposits. Wire instructions will be sent from the escrow agent or title company at the conclusion of the auction or the next day. The balance of the purchase price and all closing costs are due within 30 days unless otherwise noted or announced. Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or reschedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding happens quickly. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

For online only sales, click the "Bid Now" button to enter your bid. Be sure to create an account and sign in early so you do not miss the opportunity to bid. You can also enter a maximum bid to allow for bids to be increased by the noted increments up to your high bid. If you cannot log in, feel free to call (217) 922-0811 to reach customer service to register and bid by phone.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and Seller, their agents and employees, from any and all liability attendant thereto.

All auctions are subject to court or seller approval unless otherwise noted as "Absolute". Most sales are approved within 2 business days. Buyers are not



allowed possession until closing and filing of the deed, at which time the property should be re-keyed if required. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

If more than one property is being auctioned, the Auctioneer may choose to offer a group of the properties for auction at the same time. This is called "BUYER'S CHOICE" and is to accommodate buyers who have an interest in more than one property and/or have 2nd and 3rd choices if they are outbid for a favorite property. Upon winning the bid, please choose which property, or properties, you want. You pay the high bid price for each property selected. Each sale is final and stands alone. Remaining properties are then offered in another round of bidding. Anyone may bid at any time, including prior High Bidders.

Ranch & Farms Auctions, LLC, Whitetail Properties Real Estate, LLC and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Auction Day Notes for a full and complete understanding of any and all disclaimers. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it.

The information contained within is believed to be accurate, but Seller and Auction Company do not warrant any information contained within the description. All lines on maps are approximate and buyers should verify the information. All stated measurements including but not limited to acreage, sq footage, map dimensions, and/or sketches are stated for marketing purpose only unless it is stated that the measurements are verified by an independent surveyor or other source. All measurements shall be assumed to be approximate or more/less and obtained from sources to be considered reliable such as: government tax records, mapping software, assessor's office records or FSA maps. Legal descriptions may be subject to existing fence/field boundaries. No warranty is expressed or implied as to the exact acreages of property. The purchase price based on these measurements entered on the purchase agreement is final unless buyer and seller have agreed otherwise in writing prior to signing. If exact acreage or square footage is a concern, the Property should be independently measured. Online Bidding Disclaimer; Under no circumstances shall Bidder have any kind of claim against Auction company, auctioneer, broker or anyone else, if the Internet

service fails to work correctly before or during the auction. Auction company, auctioneer and broker cannot guarantee that bids placed online will always be transmitted to or received by the auctioneer in a timely fashion. Internet bidding is subject to delays and potential failure that is outside of the control of the auction company. You agree to hold Auction company, auctioneer and broker and its employees harmless for any interruptions or disruptions during online bidding. At the sole discretion of the Company, the auction may be suspended, postponed, or canceled if Internet service is unstable or disrupts the online portion of any event that is simulcast as an Internet Auction. The auctioneer has the sole discretion to accept or refuse any bid. The Auction company, auctioneer and broker may change sale order, regroup or modify as needed. Online bidders are encouraged to use the max bid feature and place your bids in a timely fashion. Waiting until the last minute to place your bid can result in the auctioneer recognizing another high bidder because your bid did not show up instantaneously. All sale day announcements will take precedence over any prior advertising or announcements.

- BUYERS PREMIUM:**.....0%
- TAXES:**.....Prorated to date of close
- TENANCY:**Open tenancy for 2024 subject to expiring CRP contract
- RENTS:**..... CRP rent prorated to date of close
- MINERALS:**..... Seller owned rights will convey
- CLOSING COSTS:**....Buyer to pay for title exam and insurance. Other closing costs split
- CLOSING DATE:**.....On or before 30 days from seller acceptance
- DOWN PAYMENT:** 10%
- POSSESSION DATE:**At closing
- SURVEY:**..... No required
- SALE ORDER:**..... Bid by the acre
- SALE METHOD:**..... Sells subject to seller acceptance

THANK YOU FOR BEING A PART OF TODAY'S AUCTION!