

HIGH QUALITY BUCHANAN COUNTY IOWA LAND AUCTION

**95.25
ACRES M/L
HIGH CSR2-87**

MONDAY EVENING OCT. 14TH, 2024, AT 6:00 PM CENTRAL
LAND LOCATION: SECT. 12-88N-7W BUCHANAN CO. WINTHROP, IOWA
INTERSECTION OF 240TH ST AND BUCHANAN- DELAWARE AVE. WATCH FOR SIGNS
AUCTION SITE: ST PATRICK'S CATHOLIC CHURCH PARISH CENTER, 555 1ST ST WINTHROP, IA

This land will be offered by a per acre bid x 95.25 acres. The land has been estimated at 80% tilled - no maps available., The land has been very well maintained and the present operator has done a very nice job of keeping up the fertility to raise very good crops. The land is located in close proximity to the ethanol plants and the Mississippi River market. The rental agreement has been terminated and the land will be sold free and clear.

AUCTIONEER'S COMMENTS: Emmett Donnelly & Appraisal Service is pleased to offer this high quality 95.225 acres of Buchanan County farm land. This land has been in Ann Mae's family for many years. If you have been looking for a very nice piece of farm land do no miss this opportunity,

DIRECTIONS TO LAND: From Winthrop go 4.1 miles E on hiway D22/ 220th St to highway 187, S on 187 8/10 mile to T intersection 230th St., E on 230th St 2.5 miles to Buchanan- Delaware road, S on Buchanan-Delaware road to site. Watch for signs.

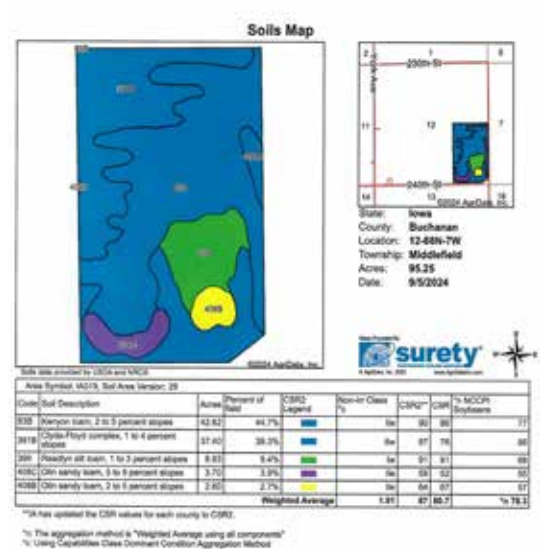
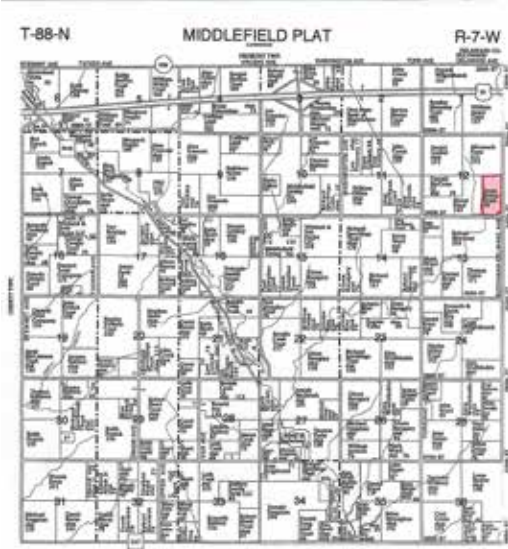
MAPS AND MORE PICTURES ON THE WEBSITE!

95.25 taxable acres, 94.12 ag land acres, 1.13 acres of waterways. The main soil types include Kenyan loam and Clyde-Floyd complex.

Legals: E1/4 NW SE, NE SE, E1/4 SW SE, SE SE Sect. 12-88N-7W, Middlefield Township, Buchanan County IA. East Buchanan School District

Estimated Taxes \$3,820

This farm offers a fantastic opportunity to expand an existing operation or diversity an investment portfolio.



TERMS & CONDITIONS : EARNEST MONEY: A 10% earnest money payment is required on the day of the auction, with balance due at closing. **CLOSING:** Closing will occur in 30-45 days from the end of the auction. Closing Attorney: Brian Eddy & Stephanie Sailer of Roberts & Eddy, PC, Independence, Iowa **POSSESSION:** Possession will be given at settlement, subject to the existing lease which expires Feb 28, 2025. Taxes will be prorated to date of closing. **BIDDING:** Live in person or phone bidding available. Contact Auction Co. **CONTRACT & TITLE:** Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money with Brian Eddy & Stephanie Sailer of Roberts & Eddy, PC. Seller will provide current abstract at their expense. This sale is subject to all easements, covenants, leasers, 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, or Seller. All bids will be on a per-acre basis. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. All decisions of the Auctioneer are final. **DISCLAIMER:** All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Donnelly Auction Co. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from Abstract.

OWNERS: ANNA MAE DOLAN TRUST

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