

KEOKUK COUNTY, IOWA

LAND AUCTION Online - Only



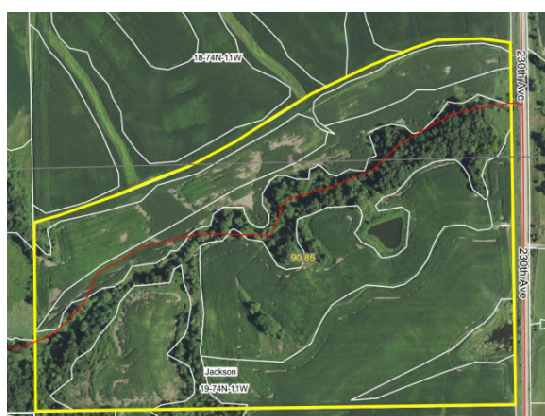
Online Auction Opens: Wednesday, March 1 @ 7 AM

Online Auction Ends (Soft-Close): Wednesday, March 15, starting @ 10:00 AM

89 ACRES M/L, OLLIE, IA 52576

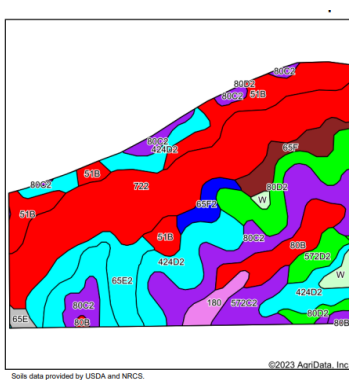
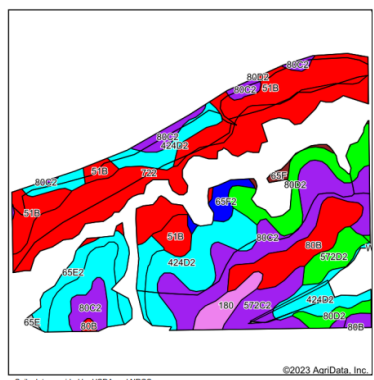
Directions to farm: From Hwy 78 between Ollie and Martinsburg turn north on 320th Ave and continue 1.8 mile. Farm will be on the west side of the road. Watch for signs.

89 acres m/l near Ollie, Iowa! Would make an excellent building spot close to the Pekin School District! With the creek and timber this farm would make a great place to hunt! This farm consists of 67.14 acres of cropland. There are 2 ponds on the property and a creek with timber running through it. The approximate CSR2 of 56.3 on the whole farm. Don't miss your chance to own this great farm!



Tillable: AVG CSR2: 57.7

Whole Farm: AVG CSR2: 56.3



FSA INFORMATION

Farm: 6759
Tract: 11816
Cropland: 67.14
Oat Base Acres: 9.4, PLC Yield: 54
Corn Base Acres: 33.2, PLC Yield: 116

DUSTIN L & KIRBY R PHILLIPS, OWNERS

Craig Davis, Attorney - Myron Greiner, Broker

-TERMS & CONDITIONS-

- METHOD OF SALE: The farm will be sold on a price per acre basis. The multiplier for bidding will be 89 times the per acre bid.
- DEPOSIT: 10% of the final bid price will be paid on the day of the sale. Balance due at closing upon delivery of deed and abstract showing merchantable title.
- PURCHASE AGREEMENT: Successful bidder shall execute a purchase agreement immediately after being declared the winning bidder by the auctioneer. Please note: The purchase agreement will offer -NO contingencies for financing or any alterations to the agreement. Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- TAXES: Prorated to date of possession based on the last available tax statement.
- CLOSING: On or before May 1, 2023 or soon thereafter as applicable closing documents are completed.
- POSSESSION: Buyer will be given full farming rights for the 2023 crop season.

Terms: The property is being sold "as is, where is". All announcements made day of auction shall take precedence over any prior advertising either written or oral. The information in this brochure is deemed reliable; however, no guarantee for its accuracy, errors or omissions is given. All lines drawn on maps, photographs, etc. are approximate. CSR values are derived from Surety Maps and may or may not reflect the values provided by the county assessor's office. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. This real estate is selling subject to any and all covenants, restrictions, encroachments, and easements, as well as all applicable zoning laws. Greiner Real Estate & Auction is an agent for the seller. The buyer shall be responsible for installing his/her own entrances if needed or desired.

Additional Provisions:
-If future site clean-up is required it shall be at the expense of the buyer.



GREINER

REAL ESTATE & AUCTION, LLC

View our website for additional information:
www.GreinerRealEstate.com

Auctioneer, Myron Greiner - 319-694-4522

SCAN FOR
DETAILS

