



GRUNDY COUNTY, IOWA 75.7 +/- ACRES ABSOLUTE FARMLAND AUCTION

GRUNDY COUNTY FARMLAND AUCTION – AUGUST 27TH, 2021



Grundy County, Iowa 75.7 +/- Acres Farmland



75.7 +/- Taxable Acres

75.36 +/- FSA NHEL cropland acres (windmill easement acres are included in "FSA cropland acres" reference FS

90.6 CSR2

Base Acres

38.5 Corn

36.86 Soybean

PLC Yield

192 Corn

60 Soybeans

Auction Date: August 27th, 2021

Auction Time: 1:00 PM

Auction Location: Grundy Center Community Center

Auction Address: 705 F Ave, Grundy Center, IA 50638

Sale Method: The farm will be sold at live public auction with no reserve. The farm will be offered as one tract and or

Farm Lease: The farm has an agricultural lease through February 28th, 2022. Buse Living Trust will retain the entire 2
Wind Farm (MidAmerican Energy Company) exists through January 2044 with an additional 25 year extension option.
winning bidder the day of the sale will be assigned the windmill lease at closing.

Survey: No survey will be provided; we are selling taxable acres.

Purchase Agreement: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales money payment. The Seller will provide a current abstract at their expense. **Sale is not contingent upon Buyer obtaining title insurance.**

Earnest Money: 10% earnest money payment is required on the day of the auction. All funds will be held in the seller's name.

Farm Possession: Full possession will be March 1, 2022

Farm Closing: October 5th, 2021

FSA Information: Call Land Broker Cody Skinner or Land Agent Nick Skinner for any FSA information questions prior to the auction. All information is subject to change. Farm will be subject to a USDA FSA review.

Mineral Rights: All mineral rights owned by the seller will convey to the buyer.

Bidder Registration: All active bidders must be registered prior to bidding on the farm. All bidders must have a bid card with the seller, Cody Skinner prior to the sale if you are unable to attend the sale but have an interest in the farm. We do have online bidding available. **before the sale.**

Terms and Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder must conduct their own due diligence and inquiries, and due diligence concerning the property. All property is sold "AS IS-WHERE IS" basis with no warranties or representations by the seller or Iowa Land Company.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Iowa Land Company nor the seller warrants the accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All announcements made auction day by Iowa Land Company will take precedence over any previously printed information. We reserve the right to preclude any person from bidding if there are any questions as to the person's credentials or fitness to bid.

LEGAL INFORMATION

Brief Legal Description

75.7 +/- net acres located in Grundy County, Iowa; Shiloh Township, Section 34. Exact legal description will be provided at the time of the auction.

Taxes – Estimated \$2,330 Estimated Annually

FARM DIRECTIONS

PROPERTY AERIAL

Bid Now

LAND AGENT



CODY SKINNER

Land Broker

515.443.6343

 Send Message



NICK SKINNER

Land Agent

515.650.0974

 Send Message

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FEATURED PROPERTIES



Hancock & Wright County, Iowa 169.89 +/- Acres Farmland Auction | 2 Tracts



Grundy County, Iowa 75.7 +/- Acres Absolute Farmland Auction



Marshall County, Iowa 464.14 +/- Acres Farmland Auction | 5 Tracts

CONTACT US

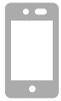
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