



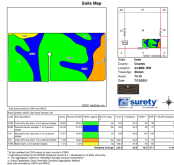
# GRUNDY COUNTY, IOWA 75.7 +/- ACRES ABSOLUTE FARMLAND AUCTION

**GRUNDY COUNTY FARMLAND AUCTION – AUGUST 27TH, 2021**





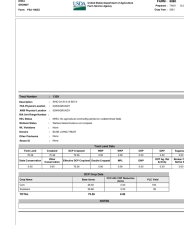
Farm Aerial



Soil Map



FSA Cropland Map



156EZ



Plat Map Location

Bid Now

## PROPERTY DESCRIPTION

Join us August 27th, 2021 at 1pm at the community building in Grundy Center, Iowa where we will be selling a total of 75.7 +/- Acres of West Central Grundy County, Iowa two miles south of Wellsburg, Iowa and 7 miles west of Grundy Center, Iowa. Of this farm, 75.7 +/- Acres boasts a 90.6 CSR2.

This farm is located in the heart of seed corn country and offers a windmill easement agreement with Wellsburg Windmill Co. starting in January 2044 and has an additional 25-year extension option. Buse Living Trust will retain the entire 2021 windmill lease.

The winning bidder the day of the sale will be assigned the windmill lease at closing. The buyer will receive the entire windmill payments. The windmill payment increases 2% +/- annually. The January 2044 annual windmill lease is \$36,363.01. To learn more about the windmill lease contact Land Broker Cody Skinner.

This is an absolute sale with no reserve, name your price Friday August 27th @1pm at the Community Building located at 1000 N. 1st St. or Nick Skinner (515) 650-0974 if you have any questions prior to the sale or to request any additional information.

## 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 FSA  
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 final FSA determination.

**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 Land Broker or Agent 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 inquiries, and due diligence concerning the property. All property is sold "AS IS-WHERE IS" basis with no warranties or representations by the 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. "as is, where is, or less". Any announcements made auction day by Iowa Land Company will take precedence over any previously printed information. The seller reserves 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 in the auction documents.

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

First and Last Name: (required)

Your Email: (required)

Subject:

Your Message:

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SEND



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Indianola, Iowa 50125

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