

275.4 TAXABLE ACRES± • 2 TRACTS APPANOOSE COUNTY, IOWA LAND AUCTION

Virtual Online

**TUESDAY,
JUNE 27, 2023
@ 10:00 AM CST**

*Jody
Clayworth*

REPRESENTING ATTORNEY:

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AUCTION REPRESENTATIVES:
John Probasco (641) 856-7355
Jim Huff (319) 931-9292



ONLINE BIDDING
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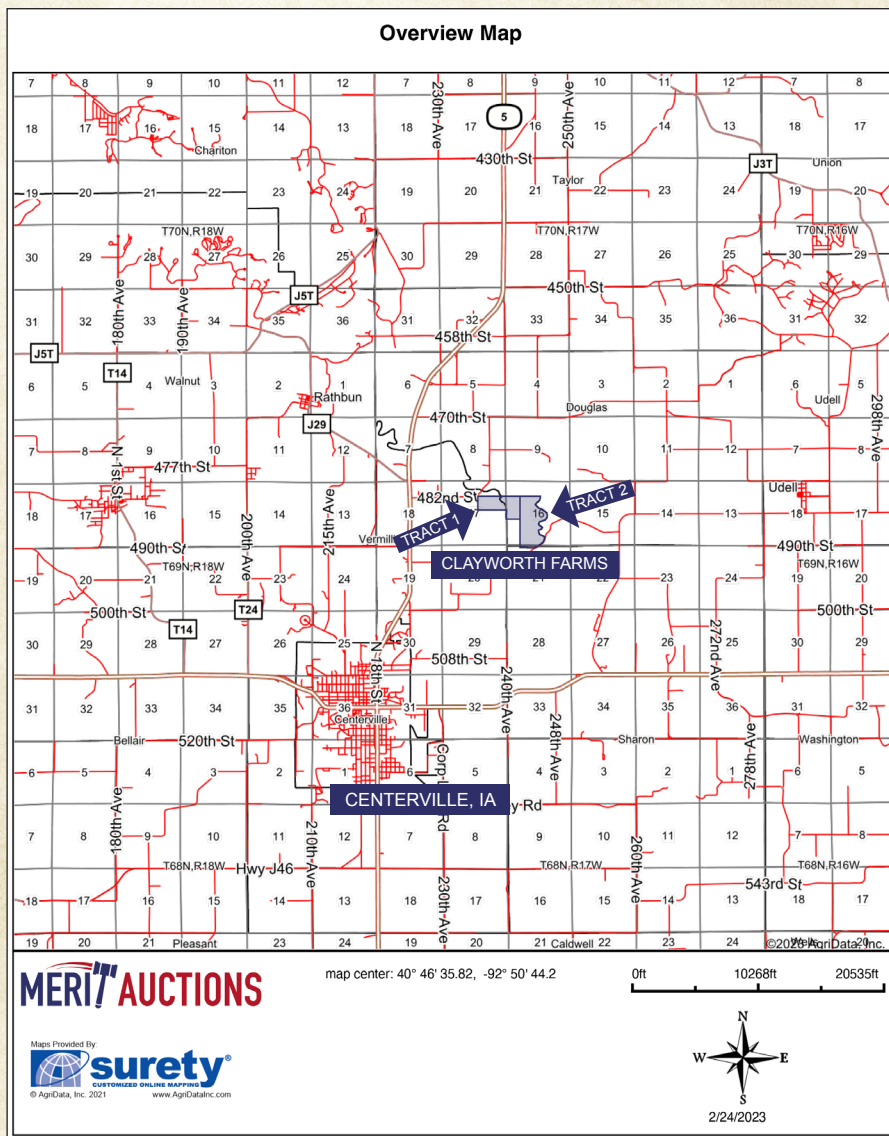
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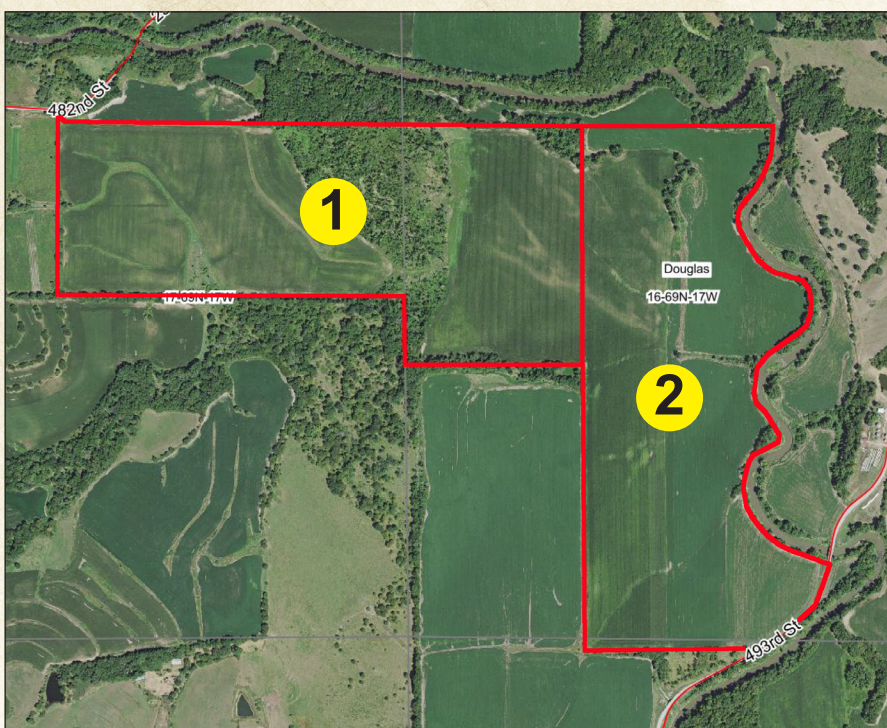
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Location

The Clayworth Farms are located in Section 16, Douglas Township & Section 17 of Vermillion Township, Appanoose County, IA. (4 miles northeast of Centerville, IA or 4 miles west of Udell, IA). From Centerville, IA go north on State Hwy. 5 approximately 3 miles to 482nd St., turn right or east and proceed 1 mile to Tract 1. To access Tract 2, from Centerville, IA go north on State Hwy. 5 approximately 2 miles to 493rd St. turn right or east and proceed 2 miles to the tract.

Make plans now to participate in this upcoming Appanoose County, IA Land Auction. These farms offer productive tillable farmland and include Pershing, Chequest & Kennebec-Amana soils. Both tracts have a tenant in place for the upcoming 2023 crop year, with the buyer(s) receiving 100% of the cash rent. We look forward to your participation in this upcoming land auction that is located north of Centerville, IA.



Tract Information

TRACT 1 • 140.40 TAXABLE ACRES±

- FSA information indicates 98.67 acres of tillable cropland, currently in row crop production. The balance of the tract is in wooded draws offering attractive recreational acreage.
- Pershing & Belinda soils.
- CSR2 is 55.9.
- Access is on the northwest by 482nd St.

TRACT 2 • 135 TAXABLE ACRES±

- FSA information indicates 122.94 acres of tillable cropland, currently in row crop production. The balance of the tract feature a small amount of wooded draws and includes Chariton River frontage.
- Chequest, Kennebec-Amana & Pershing soils.
- CSR2 is 70.
- Access is on the southeast by 493rd St.

Method

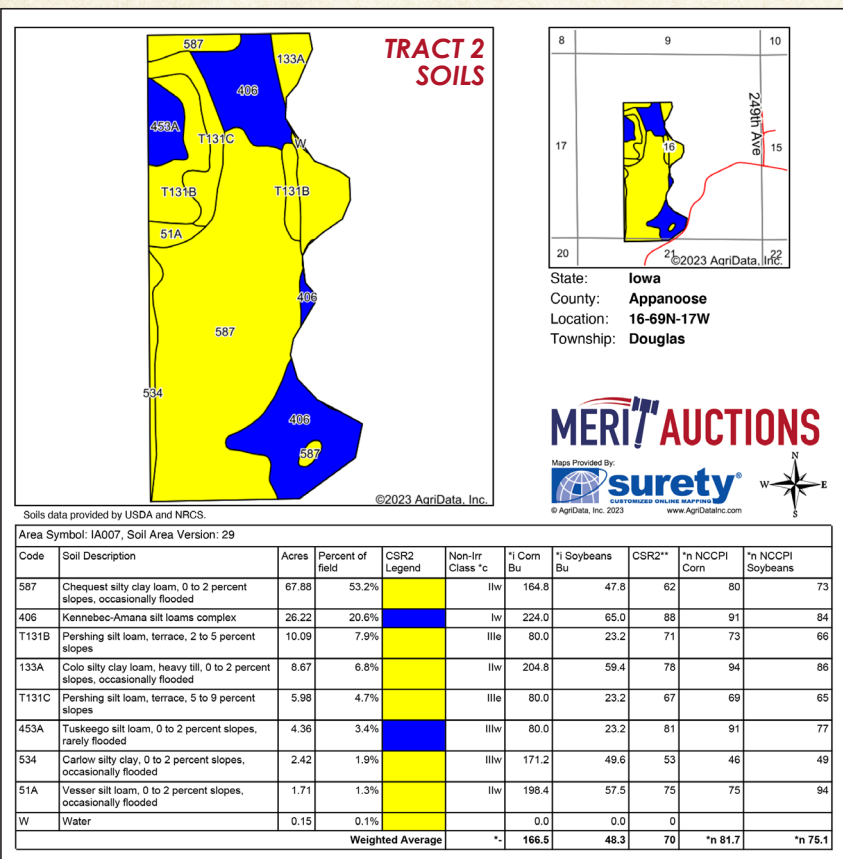
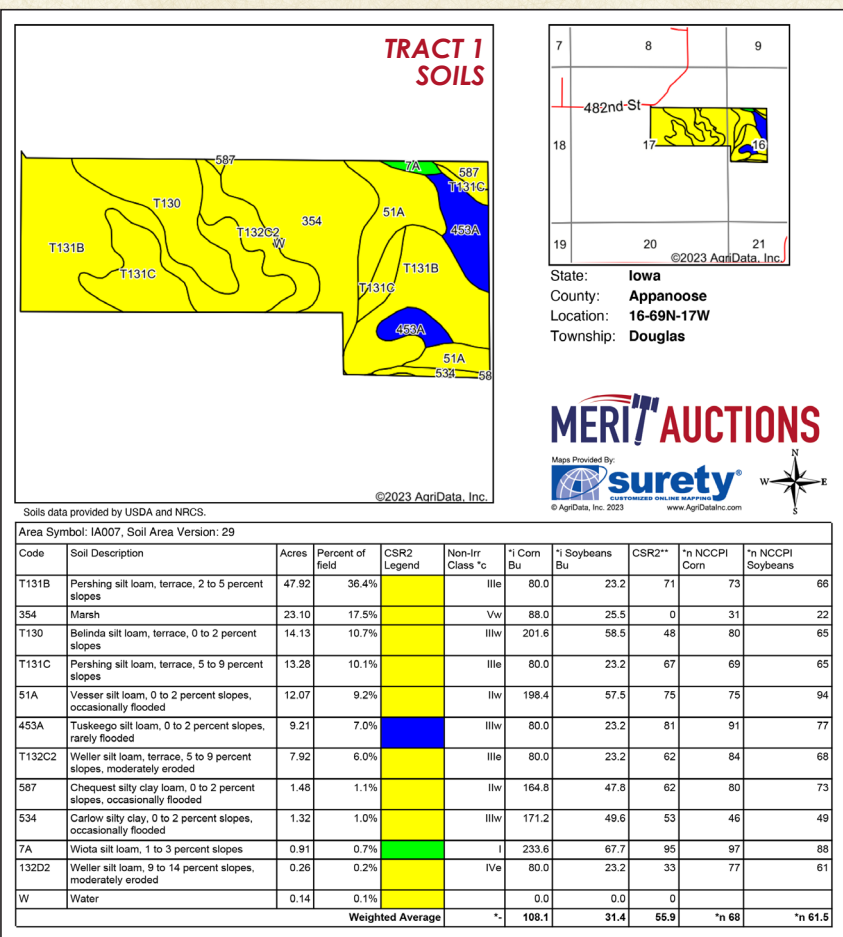
The Clayworth Farm will be sold in 2 individual tracts. All tracts will be sold on a price per acre basis through the marketing method of "Buyer's Choice", whereas the high bidder has the privilege to take any or all tracts for their high bid. The tracts will NOT be offered in its entirety or in any combinations. Bidding is NOT contingent upon financing, an appraisal or inspection.

Terms

Ten (10%) percent of the bid price to be due on the day of sale with the balance due in approximately 30 days, on or before Thursday, July 27, 2023 upon delivery of a merchantable abstract and deed.

At the conclusion of the auction, the successful bidder(s) shall enter into a written agreement with the seller. Signing of said agreement will be executed via email or DocuSign. The real estate taxes will be prorated to the date of closing. Possession will be given at the time of closing subject to a lease with the tenant. Buyer(s) will receive 100% of the cash rent as a credit at closing. For questions or complete details contact the auction company.

The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate. All announcements sale day shall take precedence over any prior advertising either written or oral.



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