

**LAND AUCTION!!**  
**Grundy County 171 Acres m/l**  
**Tuesday June 6th, 2023 @ 9am**  
**Live Auction Held at Mark Arends auction shed**  
**16557 130th St. Aplington, Iowa**

**Auction Method:** Sold as one Tract to the highest bidder

**Land Location:** From Parkersburg, go south on Highway 14 turn west on 130th St go 4 miles to Jay Ave. turn North go 1 1/4 miles and property is on the west side of the road. Section 9 Pleasant Valley Township Grundy County Iowa.

**Tract** is owned by Rodney Hartman and is 171 acres m/l. The acreage has been surveyed off the farm. Farm is pattern tiled. CRP will be prorated to the date of closing. 2nd Half rent will be paid to buyer at closing.

Gross Acres 171m/l  
Taxable Acres 170.94  
CRP acres 59.09-7 total contracts \$24,023 yearly income. Buyer to assume all CRP contracts  
Average CSR2 87.5 CSR2 per Agridata  
Estimated Taxes \$4,257 yearly

**Property Taxes:** Property taxes will be prorated to the date of closing.

No survey will be provided. Final purchase price will be sold using gross acres as the multiplier

Final sale is subject to seller approval or rejection by the seller. Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract. The Seller will provide a current abstract at their expense. **Sale is not contingent upon Buyer obtaining financing.**

10% earnest money payment via good check is required on the day of the auction. All funds will be held in Huff Land Company's trust account. Remaining balance will be due at closing.

## **Closing to take place on Friday July 7th, 2023**

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

All active bidders must be registered prior to bidding on the farm. If you have an interest in bidding but can not be at the auction call Jake Huff prior the auction to bid by phone or online.

This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied by the Seller, Auctioneer or Broker

Information provided herein was obtained from sources deemed reliable, but neither the Auctioneer, Broker or Seller make any guarantees or warranties as to its accuracy. Huff Land Company is the representing the seller only. All potential bidders are urged to inspect the property, it's condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by the broker or auctioneer will take precedence over any previously printed materials or oral statements.