

LAND AUCTION!!
Norma L. Viet Estate
Franklin County 273 Acres m/l
Thursday June 8th, 2023 @ 9:00am
Live Auction Held at Mark Arends Auction Shed
16557 130th St. Aplington, IA

Auction Method: Tracts #1,#2 #3 will be offered as choice, with highest bidder given choice of any or all tracts. Tract #1 will be sold as 111 acres m/l, Tract #2 will be sold as 45 acres m/l & Tract #3 will be sold as 113 acres m/l.

Land Location: Tracts #1& #4 are located at 482 Yarrow Ave. Ackley, IA and Tracts #2, #3 & #5 are located at 535 Yarrow Ave Ackley, IA.

Tract #1 111 Acres m/l

Taxable Acres 110.96 m/l
Tillable Acres 110.96 m/l
Average CSR2 82.7 per Agridata
Taxes TBD, approximately \$25 per acre

Tract #2 45 Acres m/l

Taxable Acres 44.72 Acres m/l
Old Building site, buildings and pasture ground
Taxes TBD

Tract #3 59 Acres m/l

Taxable Acres 59 m/l
Tillable Acres 59 m/l
Average CSR2 79.2 per Agridata
Taxes TBD, estimated at approximately \$25 per acre

Tract #4 4.74 Surveyed Acres

482 Yarrow Ave. Ackley, Iowa. House and buildings.

2 bedroom 1 bath, 1629 sq ft., detached garage, 40x70 Machine shed and numerous other outbuildings. Property taxes estimated to be \$1300 yearly.

Tract #5 52 Acres m/l

Taxable acres 52 m/l

Tillable acres 52 m/.

Average CSR2 85 per Agridata

Taxes TBD, estimated at \$25 an acre

Property Taxes: Property taxes will be prorated to the date of closing. Survey is completed for the Tract #2 and Tract #4. Final purchase price will be sold using gross acres as the multiplier on tracts 1-3 & 5. Tract #4 will be lump sum.

Final sale is subject to seller approval or rejection. Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with the seller's attorney the required earnest money payment. 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 or before Thursday August 17th.

All mineral rights owned by the seller will convey to the buyer. Subject current tenants rights. Full Possession will be March 1st 2024.

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 Mark Arends prior the auction to bid by phone. Online bidding will be available.

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. All potential bidders are urged to inspect the property, its 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.