

# LIVE LAND AUCTION

**MARCH 28, 2024 AT 10:30 AM SUMNER PUBLIC LIBRARY**

**LAND AUCTION:** 135 Acres m/l in Fayette County to be auctioned off on Thursday, March 28, 2024 at 10:30 a.m. Live Auction will be held at the Sumner Public Library located at 206 N. Railroad St. in Sumner, Iowa.

**AUCTION METHOD:** Sold as one Tract to the highest bidder.

**LAND LOCATION:** 19551 130th St. Westgate, Iowa. From Sumner, go east on Highway 93 turn south on T Ave. go 2 miles to 130th St. turn east go 1/4 mile and property is on the south side of the road. Section 1 Fremont Township Fayette County, Iowa.

## **TRACT**

Tract is owned by Estate of Carol A. Mullins-Fields. Attorney John Hofmeyer III is the Executor of the Estate. Farm is very well tiled, maps available by request. Farm is under lease for 2024 crop season, 2024 rent will be paid to buyer at closing.

Taxable Acres 135.17  
FSA Farmland Acres 137.57  
FSA Cropland Acres 136.04  
Average CSR2 87.1 CSR2 per Agridata and County Assessor  
Estimated Property Taxes \$5,668 yearly  
Tile added in 1978, 2012, 2017, 2019 (maps available by request)

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

No survey will be provided. Farm will sell as price per acre. Final purchase price will be determined using taxable acres 135.17 as the multiplier times the price per acre.

Final sale is subject to seller approval or rejection. Immediately upon conclusion of the auction, the accepted 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 the Hofmeyer & Hanson P.C. trust account. Remaining balance will be due at closing.

**Closing to take place on Monday, April 29th, 2024.**

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

All 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 319-415-6226 prior the auction to bid by phone or online. There is no buyers premium to bid online. Due to the nature of the internet Broker and Auctioneer can not be responsible for any disruptions caused by the internet during bidding.

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.

**See photos and learn more at [hufflandcompany.com](http://hufflandcompany.com).**



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