

LAND AUCTION

41 +/- Acres • Hamilton County, IA
Thursday, September 17, 2020 • 10:00 a.m.

Briggs Woods Conference Center • 2501 Briggs Wood Trail • Webster City, IA

LAND LOCATION:

Lot 1, Bever 1st Addition to Hamilton County, Iowa (Bever's Quarry Timber)

6 Miles South of Webster City on the south end of Inkpaduta Ave, just north of 280th Street

LEGAL:

Lot 1, Bever 1st addition to Hamilton County, IA

OWNER:

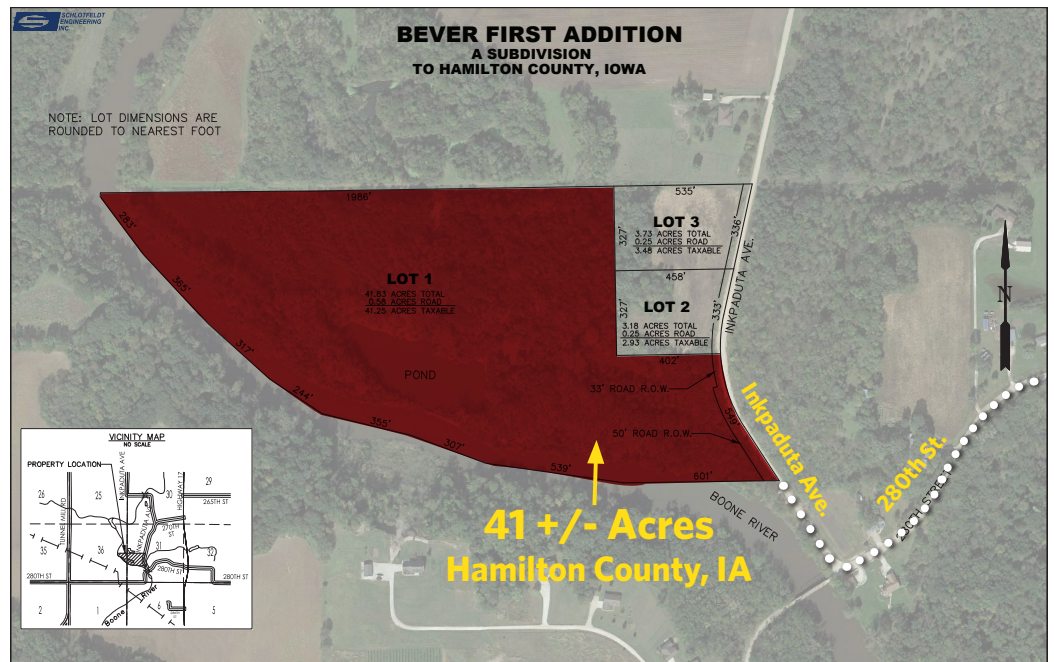
Russilyn J. Bever

FARMLAND:

Gross Acres	41.83 +/-
Taxable Acres	41.25 +/-
Acre Pond	2.36 +/-

Borders the Boone River

549' Road frontage along Inkpaduta Ave.



PLEASE SEE REVERSE SIDE FOR MORE INFORMATION.



Damon Adams
Auctioneer
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AUCTION METHOD:

The Farmland will be offered as one tract, including 41 acres M/L, taking the highest bid price times 41.

All bids are open until the Auctioneer announces the property is sold or that bidding has closed.

Bid increments are at the sole discretion of the Auctioneer.

CONDITIONS:

Final sale is subject to approval or rejection by the Seller. Final sale is subject to any and all easements, covenants, leases and any other restrictions of record. All property is sold AS/IS, WHERE/IS, with absolutely no guarantees or warranties, whether expressed or implied. Information provided is believed to be reliable, however, the Seller, Broker or Auctioneer make no guarantee to its accuracy. It is the Buyer's responsibility to inspect the property and gather information in order to make their own judgment. Any and all announcements made on auction day take precedence over any and all printed material.

MINERALS:

All mineral interest owned by the Seller, if any, will be conveyed to the Buyer.

REGISTRATION:

All prospective bidders must register and receive a bidder's number on auction day. Onsite bidders will register onsite on auction day.

The auction may be broadcast live via the internet and available to online bidders. Online bidders must register prior to 9:00 am (CST) the day of the auction, by visiting the website below. There is no charge to register or bid online, however, any purchase made online will be subject to an administration fee equal to 0.25% of the purchase price, due on auction day.

TERMS & POSSESSION:

A 10% down payment required on auction day via cash, check or bank wire transfer. All funds will be held in Broker's trust account. Sale is not contingent upon Buyer financing. Closing, possession and final settlement will occur on or before December 31, 2020, requiring full settlement of the purchase via certified check or bank wire transfer.

2020 Lease Cancelled.

REAL ESTATE TAXES:

Taxes will be prorated to date of closing.

CONTRACT & TITLE:

Upon conclusion of the auction and subject to Seller approval, the Buyer will enter into a real estate contract. The Seller will provide current abstract at Seller's expense.

SURVEY:

At the Seller's option, the Seller may provide a new survey when there is not an existing legal or where new boundaries are created. The Seller and Buyer will each pay 50% of the survey cost.

SELLER:

Russilyn J. Bever

BROKER/AGENCY:

Abens Realty

AUCTIONEER:

Iowa Land Auctioneers, Inc. and its representatives are the auctioneers.