



PUBLIC LAND AUCTION

260 +/- Acres Farmland Monona County Iowa
LIVE & ONLINE BIDDING

AUCTION DETAILS

Tuesday June 14, 2022 | 10:00 A.M.
Onawa Community Center
320 10th St. Onawa IA 51040

Online Bidding Opens
Tuesday June 7, 2022 | 10:00 AM

PROPERTY DETAILS

260 +/- Acres Offered as Two Tracts

Tract 1: 126 +/- Acres Located in Section
20 Grant Township Monona Co. IA

Tract #2: 134 +/- Acres Located in Sections
19 & 30 Grant Township Monona Co. IA

Seller: L J S Hidden Valley Farms, LLC.

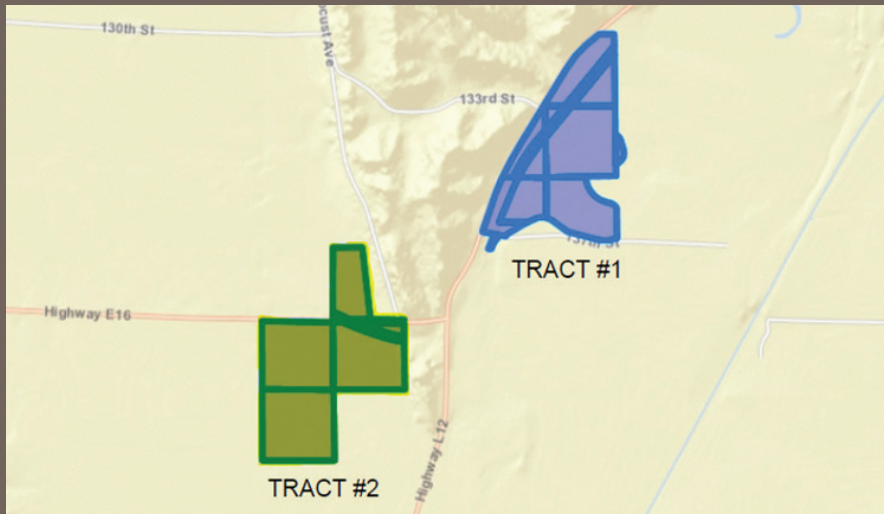

Midwest
Ag Services, Inc.

PUBLIC LAND AUCTION

Tuesday June 14, 2022 | 10:00 A.M.

Onawa Community Center • 320 10th St. Onawa IA 51040

260 +/- Acres Offered as Two Tracts



Midwest Ag Services is honored to be representing L J S Hidden Valley Farms LLC in the sale of 260 +/- Acres of high-quality bottom cropland located in Monona County Iowa. The property will be offered as two tracts with live & online bidding.

The Public Land Auction is scheduled for Tuesday June 14, 2022, at 10:00 AM at the Onawa Community Center, 320 10th St. Onawa IA 51040. Online Bidding Opens on Tuesday June 7, 2022, at 10:00 AM

Mark your calendars! You don't want to miss this once in a life-time opportunity to add these farms to your operation or investment portfolio.

Auction Method: Both Tracts will be sold individually starting with Tract #1, then Tract #2. The farms will be sold on a per-acre basis to the highest bidder. Tract #1 & Tract #2 WILL NOT be offered together. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The bidding increments are at the sole discretion of the Auctioneer.

Contract & Abstract: The successful bidder will sign a purchase agreement upon completion of the auction. Seller will provide continued abstract at their expense.

Earnest Deposit: 10% earnest money due at completion of the auction.

Closing: On or before July 14, 2022. The balance of the purchase price due at closing by cashier's check or wire transfer.

Possession: Subject to the 2022 cash rent lease. Buyer will receive \$150 per FSA crop acre cash rent credit at closing.

Bidder Registration: All prospective live auction bidders must register with Midwest Ag Services, Inc. before the live bidding begins. All prospective online bidders must register with Midwest Ag Services, Inc. no later than 24 hours before live auction begins. All online bidders must be approved to bid. Call 402-618-1326 for assistance.

Other Provisions:

- The buyer will be purchasing the property in its "as is, where is" condition.
- Real Estate Taxes will be pro-rated to date of closing.
- The sale is not contingent upon financing, the buyer must have financing approved prior to the live auction.
- The Seller reserves the right to reject any and all bids.
- The Seller shall not be obligated to furnish a survey.
- If a buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- Midwest Ag Services, Inc. is acting as the Sellers agent.
- Any announcements made at the Auction will take precedence over previously printed materials or oral statements.

Disclaimer: All the information contained herein is presumed to be accurate according to the best available information from sources deemed reliable. All information should be verified for accuracy by interested parties.



Tract #1: 126 +/- Acres

Section 20 Grant Township, Monona Co. IA

Cropland: 109.53 FSA Crop Acres

CSR2: 86.7

2021 Real Estate Taxes: \$5,516 per year

2021 Drainage Taxes: \$460 per year

Improvements: Two grain bins, pole shed, granary & livestock shed

Directions: 11 miles NE of Onawa on L12, farm lies on east side of L12



Tract #2: 134 +/- Acres

Sections 19 & 30 Grant Township, Monona Co. IA

Cropland: 124.43 FSA Crop Acres

CSR2: 86.1

2021 Real Estate Taxes: \$5,636 per year

2021 Drainage Taxes: \$640 per year

Improvements: 4 grain bins & livestock shed

Directions: 10 miles NE of Onawa on L12, west 1/4 mile on E16, farm lies on both sides of E16.



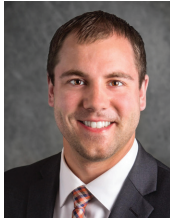
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**Farm Sales, Farm Appraisals
and Farm Management.**

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Kelly Summy
Broker
402-670-0878



Evan Summy
Assoc. Broker
402-618-1326



Nick Gray
Salesperson
712-789-9932

Menke Auction & Realty
Auctioneer

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