

# 500.23 Taxable Acres Delaware County, Iowa

Cropland, Pasture, Timber, CRP

Approximately 5 miles southeast of Delhi or 3 miles northwest of Hopkinton

House & Buildings @ 2836 Quarter Road – Hopkinton, Iowa

Offered In 3 Tracts

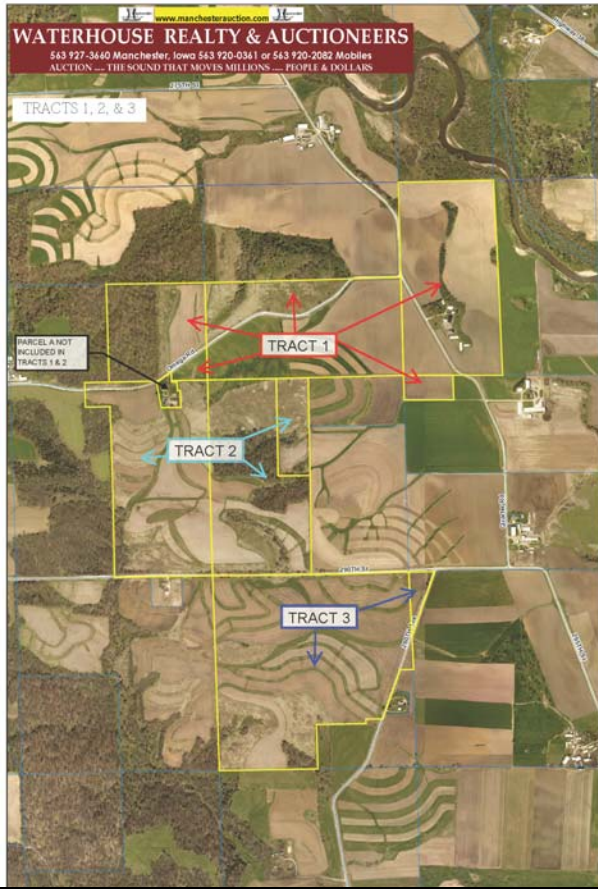
## REAL ESTATE AUCTION

# VIRGINIA BRADKE ESTATE

### Auction Location

To be held at Manchester Livestock Auction @ 1624 220th Street - Manchester, Iowa

**THURSDAY DECEMBER 7th, 2017 @ 10:00 AM**



### LAND LOCATION

Located in Sections 2, 3, 10 & 11 of Union Township in Delaware County, Iowa. From Hopkinton, Iowa take Highway 38 north 1 mile to 295th Street, then westerly 1 1/4 mile to Quarter Road, then north to Tract 1 house & buildings at 2836 Quarter Road

**Auctioneer's Remarks:** We're very pleased to be chosen to conduct this auction on behalf of the Bradke Estate. Russell passed away in August last year at age 89, and Virginia passed away March of this year. They were both proud of their agriculture heritage and received several conservation awards (we're told in high school Russell started contour farming and some of those strips are still in place today). The core of this land is the family farm (a Century plus farm) so there can be no question this is a history changing auction. **Being offered in 3 tracts by taxable acres without survey .... only the north/south west line of Tract #3 will be marked .... all other perimeters will be existing fencing be them as they may.**

**FSA and NRCS Records:** Many of these items are on our web page. Additionally, written permission has been given to both offices to open their records to you. Should you have any questions concerning the contouring, CRP, or other, you can stop at their office at 200 South 12th Street – Manchester, Iowa (south of Wal-Mart).

**Inspection:** You can drive by and/or over at your convenience and sole good sense. Viewing of the house and buildings only on Saturday November 25th from 9:00 AM to 10:00 AM - - - no other private showings.

For each tract 100% of the CRP payments received in 2018 become the property of the purchaser with all rights and responsibilities transferring to the purchaser at time of closing.

**FSA 156EZ** information is combined for the entire farm showing 385.96 DCP cropland acres; 294.06 Effective DCP cropland acres; 91.90 CRP acres @ 129.00 per acre (expires 9/30/19); Corn Base Acres 237.60 PLC Yield 144; Soybean Base Acres 30.60 PLC Yield 42;

### TRACT 1

Physical address 2836 Quarter Road – Hopkinton, Iowa. 203.89 taxable acres (see informational diagram on web page) which includes 4 acres ROW and 19.93 acres FRR. Improvements include a story and a half 7 room home, detached garage, 32' x 60' metal storage building, miscellaneous other buildings, and 3 Harvestor silos. AgriData (Surety Mapping Service) shows 51.5 weighted CSR2. Current annual real estate taxes \$5,200.00. FSA shows 20.91 acres CRP @ \$129.00 per acre.

### TRACT 2

160.34 taxable acres bare land (see informational diagram on web page) which includes 2 acres ROW and 18.76 acres FRR. AgriData (Surety Mapping Service) shows 33.0 weighted CSR2. Current annual real estate taxes \$2,016.00. FSA shows 45.81 acres CRP @ \$129.00 per acre.

### TRACT 3

136.00 taxable acres bare land (see informational diagram on web page). AgriData (Surety Mapping Service) shows 45.0 weighted CSR2. Current annual real estate taxes \$2,544.00. FSA shows 25.18 acres CRP @ \$129.00 per acre.

### AUCTION TERMS

Cash Sale. Bidding will be by the acre times the taxable acres in each tract. Tracts will be offered with the highest Buyer's right to select one or more tracts at the bid price. If the high bidder selects less than all tracts, the selection of remaining tracts will be offered to the contending bidder at the high bid. In the event the contending bidder elects not to purchase, the remaining tracts will be offered at auction in the same manner. The highest bidder will pay \$50,000.00 sale day as irrevocable earnest money for each tract and will sign a Written Confirmation Of Sale Of Real Estate At Public Auction (purchase agreement) which will call for the unpaid balance to be paid in full on delivery of deed and merchantable abstract of title. In the event of one purchaser for multiple tracts only one abstract of title will be provided for each purchaser. Possession upon delivery of deed, merchantable abstract and final settlement subject to the 2017 cropland lease. The 2017 tenant was timely notified of lease termination and by agreement may vacate the lease upon completion of the 2017 harvest. Seller retains 100% of the 2017 cropland rent. The house is rented (the buildings are not) so notice will need be given to the tenant.

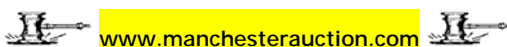
The real estate tax installment due March 30, 2018 and all prior will be paid by the Seller and the remaining real estate taxes will be prorated to the date of settlement. Closing will occur at the offices of Waterhouse Realty & Auctioneers acting as Seller's Agent only @ 1624 220th Street, Manchester, Iowa.

Purchase is made without buyer contingency of any kind and is based solely on purchaser's judgment selling "as is where is with all faults and/or merits known or unknown, seen or unseen". All measurements, descriptions, and other details have been obtained from sources deemed reliable. Verification of any or all items are considered to be made by prospective purchaser's finding of facts, both off & on premises. Waterhouse Realty & Auctioneers is acting strictly as Seller's Agent only. The Seller, Seller's Legal Counsel and Fiduciaries, and the Auction Firm assume no liability for errors and/or omissions.

Selling subject to easements of record including but not limited to roads and utilities. Final sale of any or all tracts is subject to confirmation of the owner, however, we strongly suggest you do your fact finding, make your financial arrangements, and attend this auction prepared to be the new owner. A one of a kind opportunity definitely worth your consideration.

### TRACT 1 - SEPTIC SYSTEM & PROPERTY DISCLOSURE & WELL WATER TEST

Trusts and Estates are exempt from Time Of Transfer Septic Inspections and also exempt from providing a Property Disclosure Statement therefore neither will be provided. A well water test will be performed by the Delaware County Sanitarian, however, regardless of test results, the Seller will not be held liable for any repairs, remedies, or improvements as a result of this test and the purchase is not contingent or dependent on said test.



## WATERHOUSE REALTY & AUCTIONEERS

563 927-3660 Manchester, Iowa 563 920-0361 or 563 920-2082 Mobiles  
AUCTION .... THE SOUND THAT MOVES MILLIONS .... PEOPLE & DOLLARS