

FARM LAND FOR SALE

CHRISTOPHER C. BANDY & JULIANNA M. BANDY
“OXFORD JUNCTION FARM” – 138.44 ACRES M/O/L
SECTION 2, TOWNSHIP 83 NORTH, RANGE 3
JONES COUNTY, IOWA

LEGAL DESCRIPTION: S½ SW¼ of Section 2; Also commencing 95 rods West of the Northeast corner of the SE¼ of Section 2, thence West 65 rods, thence South 160 rods, thence East 65 rods, thence North 160 rods to the place of beginning, containing 65 acres, more or less; EXCEPTING THEREFROM PARCEL 96-48 located in the SW¼ SE¼ of said SECTION 2, as shown in the PLAT OF SURVEY recorded in PLAT BOOK L PAGE 166 (and in BOOK 396 PAGE 70) of the Jones County, Iowa records, said exception containing 2.56 acres, along with specific easement for ingress and egress as shown in said plat. All of said lands being in SECTION 2, TOWNSHIP 83 NORTH, RANGE 1 West of the 5th P.M. SUBJECT TO the rights of the public in all highways and to all easements of record.

TOTAL ACREAGE: 138.44 total taxable acres. 118 acres, more or less of tillable ground.

AVERAGE CSR: 52.97 (based on 138.44 acres of crop ground)

SALE: This farm property is being offered for sale by sealed bid. Bids must be in writing and include the name, address and telephone number of the bidder. Bids should be mailed or delivered to Caleb A. Petersen, Attorney at Law, 123 N. Main Street, Maquoketa, IA 52060, and must be received no later than 4:00 p.m. on December 13, 2023. Based upon the bids received the top 3 bidding parties will be contacted by telephone to submit a 2nd round of written bids to the law office of Schoenthaler, Kahler, Reicks & Petersen no later than 1:00 p.m. on December 15, 2023.

CONTRACT FOR PURCHASE and DOWN PAYMENT: The successful bidder agrees to sign a contract to purchase the real estate by no later than 4:00 p.m. on December 15, 2023. The contract for purchase requires: A down payment of 10% of the purchase price upon signing to be paid by certified funds (i.e. cashier's check, bank draft, money order or certified check) made payable to Schoenthaler, Kahler, Reicks & Petersen Trust Account, with the remaining 90% of the purchase price to be paid by certified funds at the closing; closing to be held at a mutually agreeable date, time and place on or about January 15, 2024. The contract for purchase will not contain any Buyer contingencies including, but not limited to, financing, and shall contain other usual terms and conditions for the sale of Jones County farm real estate including, but not limited to, the proration of real estate taxes to the date of possession, and delivery of an Abstract of Title showing merchantable title to the real estate in the present owners.

FARM LEASE: Possession of the real estate to be given at closing subject to a Farm Lease through February 28, 2027. Information regarding the Farm Lease to be provided upon request.

DISCLAIMER: All of the above information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. The bidders are responsible for conducting their own independent investigation with all due diligence concerning this property and the sale.

SELLERS DISCLAIM ALL WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE SUBJECT REAL PROPERTY. THE REAL PROPERTY IS BEING SOLD IN ITS PRESENT CONDITION “AS IS”.

TERMS: Only bids for the purchase of the entire farm are being solicited. Final bid is subject to Sellers' approval. Sellers reserve the right to reject all bids.

BID FORMS AVAILABLE AT SCHOENTHALER, KAHLER, REICKS & PETERSEN LAW OFFICE.

QUESTIONS: Call Attorney Caleb A. Petersen (563) 652-4963