

Sale Method: To be offered as 1 parcel totaling 289.11 acres more or less. Bidding will be on a per acre basis and sold 289.11 times the money. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. All decisions of the Auctioneer are final. Seller reserves the right to accept or reject any or all bids.

Tax Acres: 289.11 net tax acres according to the Jackson County Assessor.

Earnest Payment: A 10% **Non-refundable** earnest money payment is required on the day of the auction. The earnest payment may be paid by personal check. All funds will be held in the trust account of East Iowa Real Estate.

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

Property Taxes: Sellers to pay real estate taxes pro-rated to closing date.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and tenants rights. Current tenant has been terminated and land is open for the 2022 season. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. The property and fences are sold on an "AS IS-WHERE IS" basis with no warranties or guarantees; either expressed or implied by Seller, East Iowa Real Estate, or the Auctioneer. Acreage figures are not guaranteed.

Contract and Title: Immediately upon conclusion of the auction the highest bidder(s) will enter into a real estate contract and deposit with East Iowa Real Estate the required earnest payment. Sale is not contingent upon Buyer financing. Final sale is subject to the approval of the Seller. The Seller will provide a current abstract at Seller expense.

Closing and Possession: Closing on or about April 6, 2022 or as agreed between seller and buyer. The balance of the purchase price will be payable at closing by certified check, bank certified check, or by wire transfer. Possession at legal closing, no proration of rent income.

Sellers: Dunne Family-Scholtes Farm, LLC.

Announcements: Property information provided herein was obtained from sources deemed reliable, but East Iowa Real Estate, the Auctioneer or Seller makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All sketches, dimensions, and acreage figures in this information are approximate or "more or less". Any announcements made auction day by the Auctioneer will take precedence over any previous material or oral statements. No absentee or telephone bids will be accepted at the auction without prior approval of the East Iowa Real Estate or the Auctioneer.

Agency: East Iowa Real Estate, the Auctioneer & Representatives are agents of the Sellers.

Legal Description Taken From Deed: The E 1/2 of the NE 1/4 of S20, except a private road 1 rod wide on the N side thereof, Owned by Andrew and Nicholas Schilling; also the NW 1/4 and the W1/2 of the NE 1/4 of S21, all in T86N, R3E of the 5th Principal Meridian, Jackson County, IA. Also the premises conveyed by Nicholas Schlitz and his wife Mary Ann Schlitz to Nicholas Marx by Deed dated the 15th day of February, A.D. 1896 and recorded in the Recorded office of Jackson County, Iowa, in Book 62 of Deeds, Page 99; ALSO the premises conveyed by Nicholas Pletschette and his wife, Catherine Pletschette to said Nicholas Marx by Deed dated the 12th day of March, A.D., 1878, and recorded in the Recorder's Office of Jackson County, Iowa, in Book 41, of Deeds, Page 229. Excepting there from the following: Parcel A being part of the N1/2 of the NW 1/4 of said S21, as shown on Plat of Survey filed May 142004, File No. 04 2197, Book 1-0, page 64, Office of Recorder. of Jackson County, Iowa. Subject to easements and restrictions of record.

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