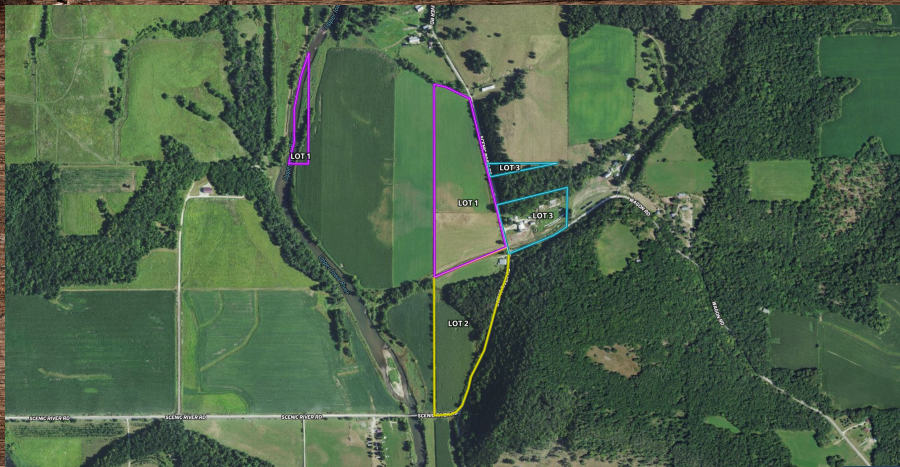


Smith Farm Multi-Parcel Auction

Live Auction May 12th, 2023 11:00 AM
Registration Starts at 9:30 AM

Auction Location:
Danan Lansing Building,
Winneshiek County Fairgrounds

Property Location:
Scenic River Rd
Bluffton, IA




United Country
Real Estate

Midwest Lifestyle
Properties


HUNTING
PROPERTIES

midwestlifestyleauctions.com
563-419-7400





Auction Terms: Property will be offered in a multi parcel bidding process. A 2% buyer's premium added to high bid to determine total contract price. High bid subject to seller confirmation per auction lot within 48 hours of midnight the day of the auction. \$5,000 non-refundable down payment per parcel. Property is sold as is with no warranties. Closing to be on or before June 12, 2023.

Previews: April 22, 11-1 pm, April 26, 4-6 pm, May 6, 11-1 pm

Auction Location: Danan Lansing Building, Winneshiek County Fairgrounds



United Country
Real Estate

**Midwest Lifestyle
Properties**

UC
**HUNTING
PROPERTIES**

MIDWEST
AUCTION
LIFESTYLE

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18-19. Addenda to Terms and Conditions



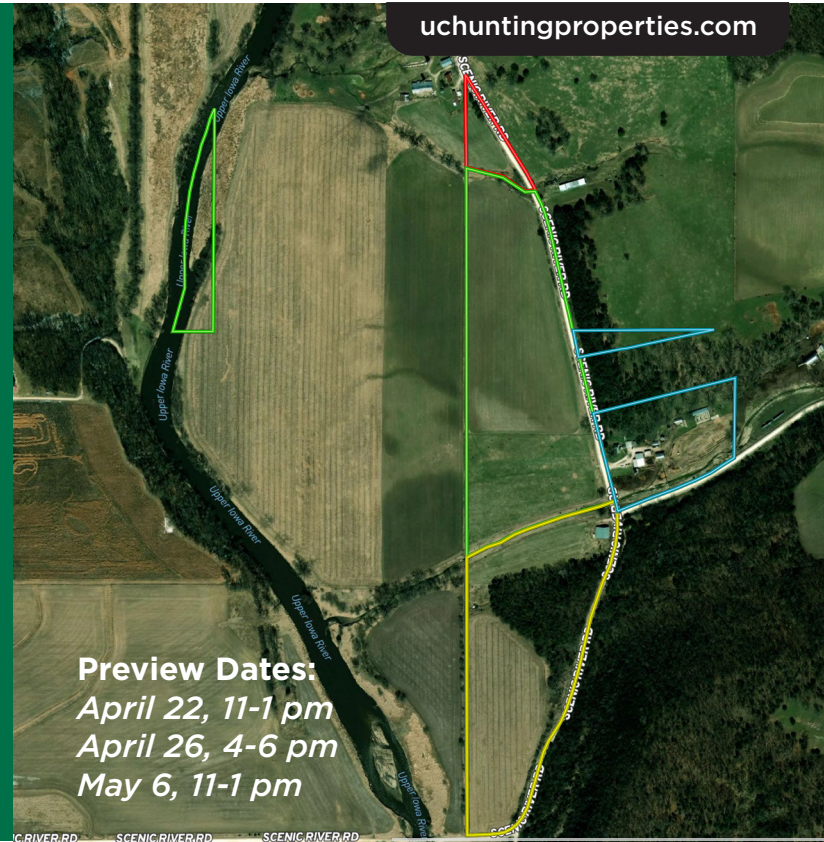
Midwest Lifestyle
Properties



Smith Farm Auction

Winneshiek County, IA
3 Tracts: 26 Ac./20 Ac./9 Ac.

Auction Date: Friday, May 12, 2023
Time: 11 am
Location: Danan Lansing Building,
Winneshiek County Fairgrounds



Preview Dates:
April 22, 11-1 pm
April 26, 4-6 pm
May 6, 11-1 pm

Located in beautiful Bluffton township a mile from a hard surface road, sits this diverse multi-generational family farm. With approximately 35 acres of tillable, river bottom farm ground, this would make a great addition to your existing farming operation. If you are interested in raising cattle, the barn and cattle lot are ready for your herd. If you have dreamed of building your own place in the country, there are amazing building sites with gorgeous views. The scenic Upper Iowa River runs to the west of the property, and the public canoe landing is only minutes away. Access to fishing and relaxing days on the river are right in your backyard.

Homes • Farms • Land • Recreational Property



Zack Harless
Land Specialist
563-419-7400
zack@midwestlifestyleproperties.com



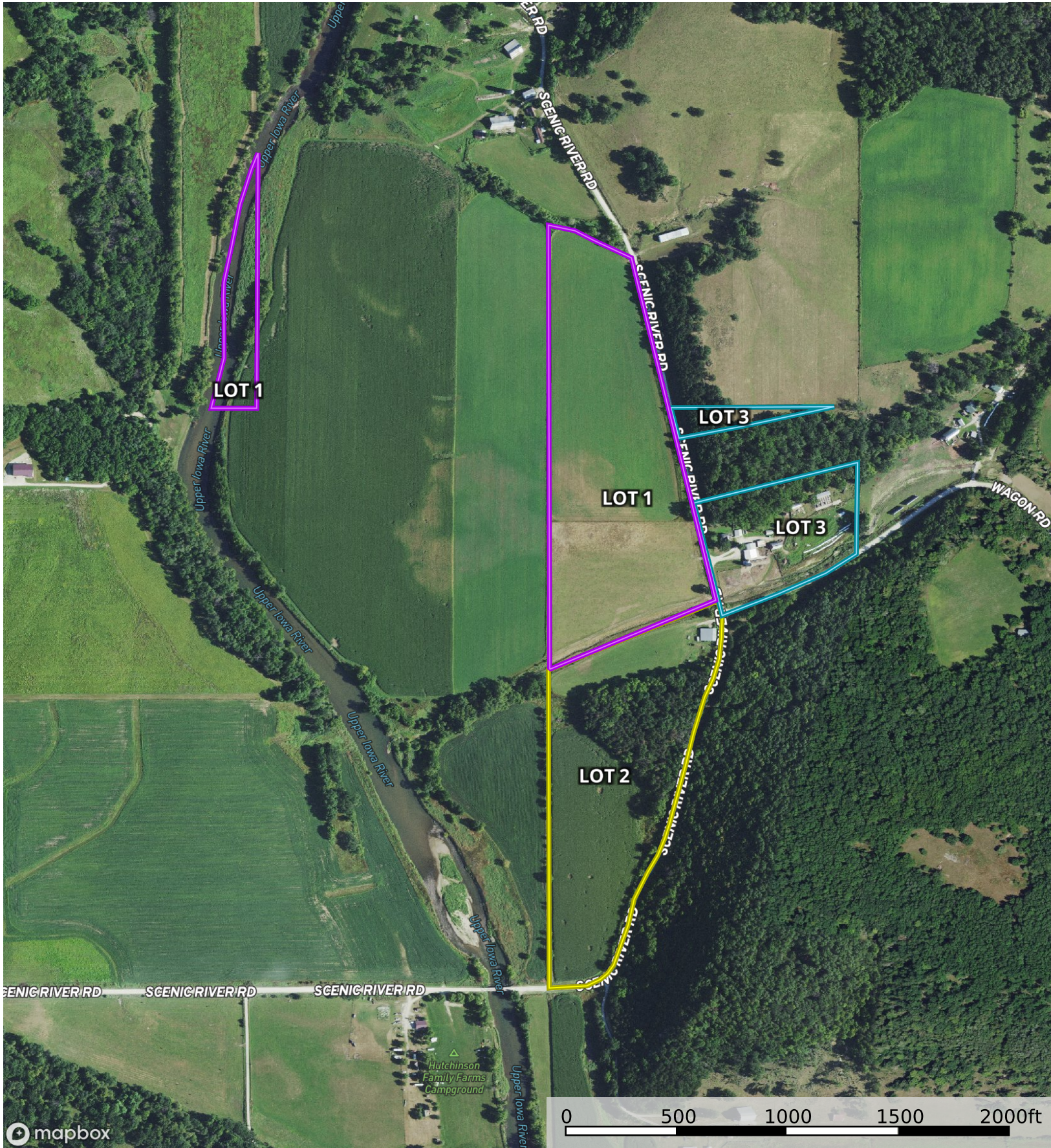
Lot #1: 26 acres +/- with 23 acres of tillable farm ground. This tract has great access off the west side of Scenic River Road, with a well-maintained field drive. This lot also includes approximately 3.3 acres of river frontage.

Lot #2: 20 acres +/- with approximately 10.96 acres of tillable ground and 9.04 acres of mature pine timber. This lot would make a beautiful building location that would overlook the Upper Iowa River valley and offer hunting opportunities in an area known for producing trophy caliber whitetail deer. In addition, the tract features a hay shed on the north end of the property.

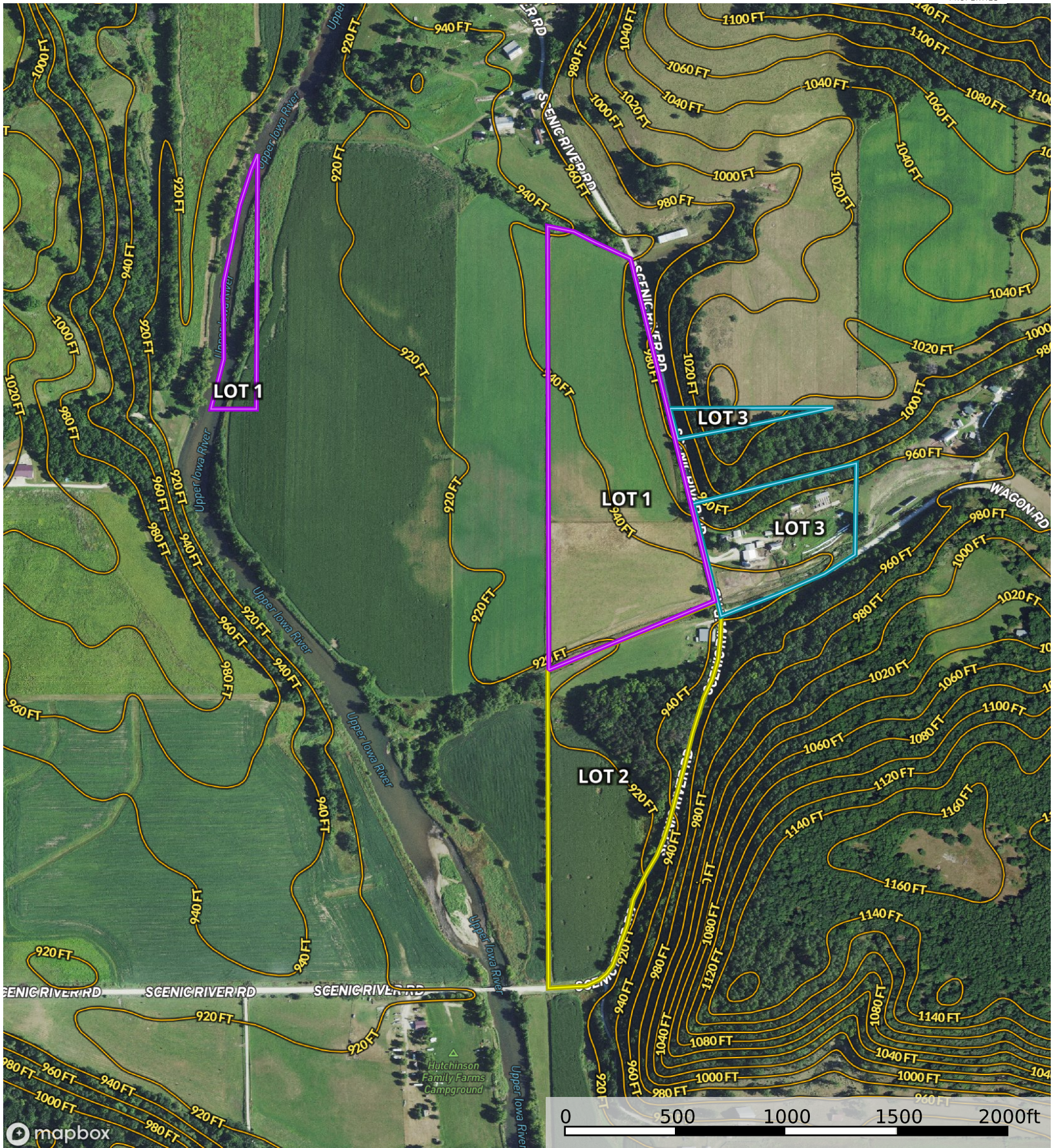
Lot #3: 9 acres +/- Includes the farmhouse, 2-car detached garage, cattle lot, and outbuildings. This property could be a great hobby farm for anyone looking to get out of the city and enjoy the rural lifestyle. There is ample storage for all your equipment and the acreage sets up perfectly for livestock.

Property will be offered in a multi parcel bidding process. A 2% buyer's premium added to high bid to determine total contract price. High bid subject to seller confirmation per auction lot within 48 hours of midnight the day of the auction.

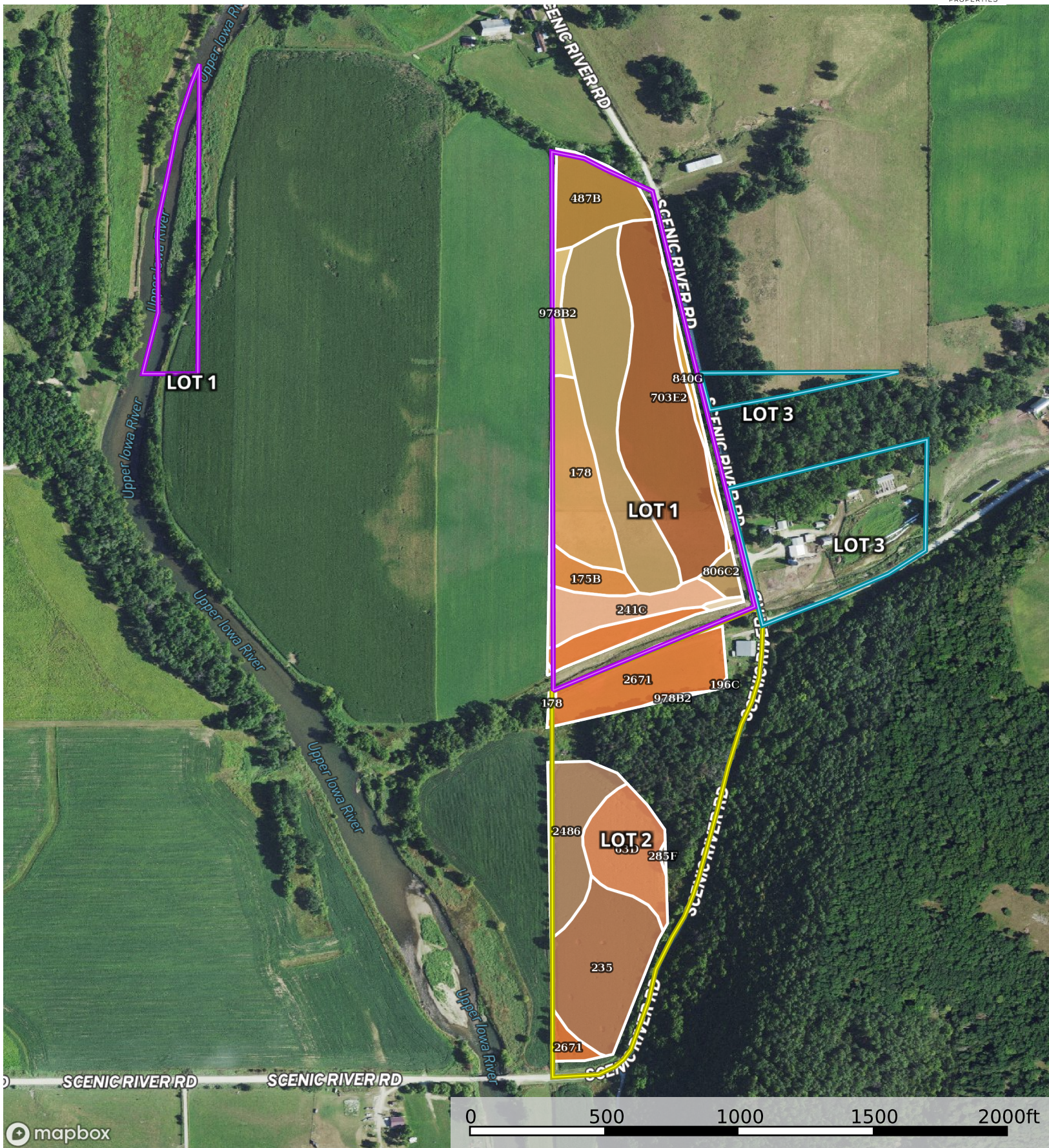
\$5,000 non-refundable down payment per parcel. Property is sold as is with no warranties. Closing to be on or before June 12, 2023.



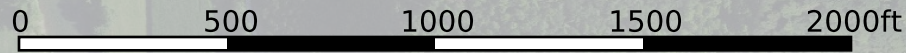
Boundary 1 Boundary 1 Boundary 2




- Boundary 1
- Boundary 1
- Boundary 2



mapbox



Boundary 1 Boundary 2 Boundary 3

|  33.46 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
703E2	Dubuque silt loam, 14 to 18 percent slopes, moderately eroded	6.58	19.66	8.0	0	44	4e
806C2	Whalan silt loam, 5 to 9 percent slopes, moderately eroded	5.76	17.21	39.0	0	53	3e
2671	Ion-Eitzen complex, 0 to 2 percent slopes, occasionally flooded	4.13	12.34	76.0	0	77	2w
235	Turlin-Coland complex, 0 to 3 percent slopes, occasionally flooded	4.03	12.04	85.0	0	92	2w
178	Waukee loam, 0 to 2 percent slopes	2.81	8.4	69.0	69	83	2s
63D	Chelsea loamy fine sand, 5 to 14 percent slopes	2.35	7.02	5.0	0	50	6s
2486	Spillville, occasionally flooded-Waukee complex, 0 to 2 percent slopes	2.29	6.84	81.0	0	83	2w
487B	Otter-Worthen complex, 1 to 4 percent slopes	1.97	5.89	79.0	0	85	2w
241C	Lilah-Dickinson complex, 5 to 9 percent slopes	1.68	5.02	27.0	0	47	4s
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.81	2.42	50.0	61	62	3e
978B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	0.55	1.64	84.0	90	84	2e
840G	Lacrescent cobbly silty clay loam, 18 to 45 percent slopes	0.36	1.08	5.0	0	13	7e
196C	Volney channery silt loam, 2 to 12 percent slopes, occasionally flooded	0.1	0.3	47.0	20	49	4s
285F	Burkhardt loam, 14 to 25 percent slopes	0.04	0.12	10.0	0	36	6s
TOTALS		33.46(*)	100%	48.38	8.81	65.08	3.04









(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

<u>Parcel Number</u>	<u>Auction Lot</u>	<u>Number of Acres in Auction Lot</u>
#000062440000400	1	4
#000071930000900	1	6.89
#000073010000900	1,2,3	#1- 15+/- #2-4+/- & #3-9+/-
#000073010000500	2	13
#000071930000300	1	Approx .75 of an acre

Lot 1

Brenda K Kreitzer
 Winneshiek County Treasurer
 201 W Main St
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #
03947

Brenda K Kreitzer
 Winneshiek County Treasurer
 201 W Main St
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #
03947

Parcel #
000071930000900

Parcel #
000071930000900

TAX DUE: Sept 1, 2022 or Full Year

TAX DUE: March 1, 2023

TAX DELQ: Oct 1, 2022

TAX DELQ: April 1, 2023

FULL YEAR	Sept 1, 2022
\$110.00	\$55.00

March 1, 2023
\$55.00

COT 9507667

COT 9507667

SMITH, BELVA
 2986 SCENIC RIVER RD
 DECORAH IA 52101

SMITH, BELVA
 2986 SCENIC RIVER RD
 DECORAH IA 52101

180 000 CANOE TWP. DECORAH COMM.

180 000 CANOE TWP. DECORAH COMM.

WINNESHIEK COUNTY TAX BILL for SEPTEMBER 2022 AND MARCH 2023. Please keep in a safe place. Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. SEE REVERSE SIDE. Based on January 1, 2021 Valuations. Taxes for July 1, 2021 through June 30, 2022. Payable September 2022 and March 2023.

Parcel # 000071930000900 Location:
 180 000 CANOE TWP. DECORAH COMM.
 LEGAL Description: LOT 1-2 SW SW

Sect 019 Twn 099 Rng 008
 Gross Acres 6.89
 Exempt Acres 0.00
 Net Acres 6.89

VALUATIONS AND TAXES	THIS YEAR		LAST YEAR		TAX DUE	Delinquent Tax, Specials, Drainage
	Assessed	Taxable	Assessed	Taxable		
Agr Land	5,420	4,826	0	0		
Buildings	0	0	0	0		
Dwellings	0	0	0	0		
TOTAL VALUE:	\$5,420	\$4,826	\$0	\$0		
Less Military Exemption:		\$0		\$0		
NET TAXABLE VALUE:		\$4,826		\$0		

Value Times Levy per 1000 of:	23.9993700	0.0000000	9507667
EQUALS GROSS TAX OF:	115.82	0.00	Smith, Belva
Less Credits of:			
Homestead/DVH Credit:	0.00	0.00	
Ag Land Credit:	-3.36	0.00	
Family Farm Credit:	-2.38	0.00	
Bus Prop Tax Credit Fund:	0.00	0.00	
Low Income/Elderly Credit:	0.00	0.00	
Prepaid Tax:	0.00	0.00	
NET ANNUAL TAXES:	\$110.00	\$0.00	

Ag Dwelling Tax	\$0.00	\$0.00	County EMS: \$760,000.00	City EMS: \$0.00		
	Distribution of your current & prior year taxes		Total property taxes levied by taxing authority			
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
DECORAH CSD	51.500	56.85	0.00	10,362,837.00	8,145,948.00	27.214
COUNTY GENERAL	27.873	30.66	0.00	9,076,038.00	8,250,796.00	10.001
COUNTY RURAL	8.127	8.94	0.00	1,685,181.00	1,655,342.00	1.802
NICC	3.773	4.16	0.00	11,943,641.00	11,566,732.00	3.258
HOSPITAL	3.218	3.54	0.00	1,047,855.00	1,021,274.00	2.602
CANOE TWP	2.809	3.09	0.00	30,452.00	29,714.00	2.483
COUNTY ASSESSOR	1.855	2.04	0.00	603,143.00	442,542.00	36.290
AG EXTENSION	0.836	0.92	0.00	272,336.00	264,832.00	2.833
BRUC / TB	0.009	0.01	0.00	462,458.00	480,273.00	3.709-

YOU MAY PAY ONLINE AT: www.iowatreasurers.org

Brenda K Kreitzer
 Winneshiek County Treasurer
 201 W Main St
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #
03947

DUE Sept 1, 2022 **\$55.00** DUE March 1, 2023 **\$55.00**
 Date Paid: _____ Date Paid: _____
 Check # _____ Check # _____

20 + 1

Brenda K Kreitzer
Winneshiek County Treasurer
201 W Main St
Decorah, IA 52101 Phone: 563-382-3753

Receipt #
01490

Parcel #
000062440000400

TAX DUE: Sept 1, 2022 or Full Year

TAX DELQ: Oct 1, 2022

FULL YEAR	Sept 1, 2022
\$34.00	\$17.00

COT 9507667

DEED

Brenda K Kreitzer
Winneshiek County Treasurer
201 W Main St
Decorah, IA 52101 Phone: 563-382-3753

Receipt #
01490

Parcel #
000062440000400

TAX DUE: March 1, 2023

TAX DELQ: April 1, 2023

March 1, 2023
\$17.00

COT 9507667

DEED

SMITH, BELVA
2986 SCENIC RIVER RD
DECORAH IA 52101

SMITH, BELVA
2986 SCENIC RIVER RD
DECORAH IA 52101

130 000 BLUFFTON TWP DECORAH COMM.

130 000 BLUFFTON TWP DECORAH COMM.

WINNESHIK COUNTY TAX BILL for SEPTEMBER 2022 AND MARCH 2023. Please keep in a safe place. Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. SEE REVERSE SIDE. Based on January 1, 2021 Valuations. Taxes for July 1, 2021 through June 30, 2022. Payable September 2022 and March 2023.

Parcel # 000062440000400 Location:
130 000 BLUFFTON TWP DECORAH COMM.

Sect 024 Twn 099 Rng 009

Gross Acres 4.00
Exempt Acres 0.00
Net Acres 4.00

LEGAL Description: LOT 2 SW SE

VALUATIONS AND TAXES **THIS YEAR** **LAST YEAR** **TAX DUE** **Delinquent Tax, Specials, Drainage**

	Assessed	Taxable	Assessed	Taxable
Agr				
Land	1,740	1,549	0	0
Buildings	0	0	0	0
Dwellings	0	0	0	0
TOTAL VALUE:	\$1,740	\$1,549	\$0	\$0
Less Military Exemption:		\$0		\$0
NET TAXABLE VALUE:		\$1,549		\$0

Value Times Levy per 1000 of:	23.6849600	0.0000000	9507667
EQUALS GROSS TAX OF:	36.69	0.00	Smith, Belva
Less Credits of:			
Homestead/DVH Credit:	0.00	0.00	
Ag Land Credit:	-1.09	0.00	
Family Farm Credit:	-0.77	0.00	
Bus Prop Tax Credit Fund:	0.00	0.00	
Low Income/Elderly Credit:	0.00	0.00	
Prepaid Tax:	0.00	0.00	
NET ANNUAL TAXES:	\$34.00	\$0.00	

Ag Dwelling Tax:	\$0.00	\$0.00	County EMS: \$760,000.00	City EMS: \$0.00		
	Distribution of your current & prior year taxes		Total property taxes levied by taxing authority			
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
DECORAH CSD	52.177	17.74	0.00	10,362,837.00	8,146,948.00	27.214
COUNTY GENERAL	28.235	9.60	0.00	9,076,038.00	8,250,796.00	10.001
COUNTY RURAL	8.235	2.80	0.00	1,685,181.00	1,655,342.00	1.802
NICC	3.824	1.30	0.00	11,943,641.00	11,566,732.00	3.258
HOSPITAL	3.265	1.11	0.00	1,047,855.00	1,021,274.00	2.602
COUNTY ASSESSOR	1.882	0.64	0.00	603,143.00	442,542.00	36.290
BLUFFTON TWP	1.629	0.52	0.00	13,742.00	13,737.00	0.036
AG EXTENSION	0.853	0.29	0.00	272,336.00	264,832.00	2.833
BRUC / TB	0.000	0.00	0.00	462,458.00	480,273.00	3.708

YOU MAY PAY ONLINE AT: www.iowatreasurers.org

Brenda K Kreitzer
Winneshiek County Treasurer
201 W Main St
Decorah, IA 52101 Phone: 563-382-3753

Receipt #
01490

DUE Sept 1, 2022

\$17.00

DUE March 1, 2023

\$17.00

Date Paid: _____

Date Paid: _____

Check # _____

Check # _____

Lot 1, 75 +/-

Brenda K Kreitzer
 Winneshiek County Treasurer
 201 W Main St
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #
03946

Parcel #
000071930000300

TAX DUE: Sept 1, 2022 or Full Year

TAX DELQ: Oct 1, 2022

FULL YEAR	Sept 1, 2022
\$82.00	\$41.00

COT 9507667

SMITH, BELVA
 2986 SCENIC RIVER RD
 DECORAH IA 52101

180 000 CANOE TWP. DECORAH COMM.

Brenda K Kreitzer
 Winneshiek County Treasurer
 201 W Main St
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #
03946

Parcel #
000071930000300

TAX DUE: March 1, 2023

TAX DELQ: April 1, 2023

March 1, 2023
\$41.00

COT 9507667

SMITH, BELVA
 2986 SCENIC RIVER RD
 DECORAH IA 52101

180 000 CANOE TWP. DECORAH COMM.

WINNESHIEK COUNTY TAX BILL for SEPTEMBER 2022 AND MARCH 2023. Please keep in a safe place. Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. SEE REVERSE SIDE. Based on January 1, 2021 Valuations. Taxes for July 1, 2021 through June 30, 2022. Payable September 2022 and March 2023.

Parcel # **000071930000300** Location: 3025 SCENIC RIVER RD DECORAH
 180 000 CANOE TWP. DECORAH COMM. Sect 019 Twn 099 Rng 008 Gross Acres 3.33
 Exempt Acres 0.00
 Net Acres 3.33
 LEGAL Description: LOT 1 SW SW

VALUATIONS AND TAXES	THIS YEAR		LAST YEAR		TAX DUE	Delinquent Tax, Specials, Drainage
	Assessed	Taxable	Assessed	Taxable		
Agr						
Land	3,970	3,535	0	0		
Buildings	0	0	0	0		
Dwellings	0	0	0	0		
TOTAL VALUE:	\$3,970	\$3,535	\$0	\$0		
Less Military Exemption:		\$0		\$0		
NET TAXABLE VALUE:		\$3,535		\$0		

Value Times Levy per 1000 of:	23.9993700	0.0000000	9507667
EQUALS GROSS TAX OF:	84.84	0.00	Smith, Belva
Less Credits of:			
Homestead/DVH Credit:	0.00	0.00	
Ag Land Credit:	-2.46	0.00	
Family Farm Credit:	0.00	0.00	
Bus Prop Tax Credit Fund:	0.00	0.00	
Low Income/Elderly Credit:	0.00	0.00	
Prepaid Tax:	0.00	0.00	
NET ANNUAL TAXES:	\$82.00	\$0.00	

Ag Dwelling Tax:	\$0.00	\$0.00	County EMS: \$760,000.00	City EMS: \$0.00
	Distribution of your current & prior year taxes		Total property taxes levied by taxing authority	
Taxing Authority:	%Total	Current	Prior	Percent +/-
DECORAH CSD	51.500	42.23	0.00	27.214
COUNTY GENERAL	27.866	22.85	0.00	10.001
COUNTY RURAL	8.122	6.66	0.00	1.802
NIGC	3.768	3.09	0.00	3.258
HOSPITAL	3.220	2.64	0.00	2.602
CANOE TWP	2.817	2.31	0.00	2.483
COUNTY ASSESSOR	1.854	1.52	0.00	36.290
AG EXTENSION	0.841	0.69	0.00	2.833
BRUC / TB	0.012	0.01	0.00	3.709

YOU MAY PAY ONLINE AT: www.iowatreasurers.org

Brenda K Kreitzer
 Winneshiek County Treasurer
 201 W Main St
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #
03946

DUE Sept 1, 2022 **\$41.00** DUE March 1, 2023 **\$41.00**
 Date Paid: _____ Date Paid: _____
 Check # _____ Check # _____

Lot 2

Brenda K Kreitzer
Winneshiek County Treasurer
201 W Main St
Decorah, IA 52101 Phone: 563-382-3753

Receipt #
03948

Brenda K Kreitzer
Winneshiek County Treasurer
201 W Main St
Decorah, IA 52101 Phone: 563-382-3753

Receipt #
03948

Parcel #
000073010000500

Parcel #
000073010000500

TAX DUE: Sept 1, 2022 or Full Year

TAX DUE: March 1, 2023

TAX DELQ: Oct 1, 2022

TAX DELQ: April 1, 2023

FULL YEAR	Sept 1, 2022
\$262.00	\$131.00

March 1, 2023	\$131.00
---------------	----------

COT 9507667

COT 9507667

SMITH, BELVA
2986 SCENIC RIVER RD
DECORAH IA 52101

SMITH, BELVA
2986 SCENIC RIVER RD
DECORAH IA 52101

180 000 CANOE TWP. DECORAH COMM.

180 000 CANOE TWP. DECORAH COMM.

WINNESHIEK COUNTY TAX BILL for SEPTEMBER 2022 AND MARCH 2023. Please keep in a safe place. Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. SEE REVERSE SIDE. Based on January 1, 2021 Valuations. Taxes for July 1, 2021 through June 30, 2022. Payable September 2022 and March 2023.

Parcel # 000073010000500 Location:
180 000 CANOE TWP. DECORAH COMM.
LEGAL Description: L 1 SW NW

Sect 030 Twn 099 Rng 008

Gross Acres 13.00
Exempt Acres 0.00
Net Acres 13.00

VALUATIONS AND TAXES	THIS YEAR		LAST YEAR		TAX DUE	Delinquent Tax, Specials, Drainage
	Assessed	Taxable	Assessed	Taxable		
Ag Land	12,900	11,486	0	0		
Buildings	0	0	0	0		
Dwellings	0	0	0	0		
TOTAL VALUE:	\$12,900	\$11,486	\$0	\$0		
Less Military Exemption:		\$0		\$0		
NET TAXABLE VALUE:		\$11,486		\$0		

Value Times Levy per 1000 of:	23.9993700	0.0000000	9507667
EQUALS GROSS TAX OF:	275.66	0.00	Smith, Belva
Less Credits of:			
Homestead/DVH Credit:	0.00	0.00	
Ag Land Credit:	-8.00	0.00	
Family Farm Credit:	-5.67	0.00	
Bus Prop Tax Credit Fund:	0.00	0.00	
Low Income/Elderly Credit:	0.00	0.00	
Prepaid Tax:	0.00	0.00	
NET ANNUAL TAXES:	\$262.00	\$0.00	

Ag Dwelling Tax:	\$0.00	\$0.00	County EMS: \$760,000.00	City EMS: \$0.00		
	Distribution of your current & prior year taxes		Total property taxes levied by taxing authority			
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
DECORAH CSD	51.496	134.92	0.00	10,382,837.00	8,145,948.00	27.214
COUNTY GENERAL	27.878	73.04	0.00	9,076,038.00	8,250,796.00	10.001
COUNTY RURAL	8.126	21.29	0.00	1,685,181.00	1,655,342.00	1.802
NICC	3.771	9.88	0.00	11,943,641.00	11,566,732.00	3.258
HOSPITAL	3.218	8.43	0.00	1,047,855.00	1,021,274.00	2.602
CANOE TWP	2.813	7.37	0.00	30,452.00	29,714.00	2.483
COUNTY ASSESSOR	1.851	4.85	0.00	603,143.00	442,542.00	36.290
AG EXTENSION	0.836	2.19	0.00	272,336.00	264,832.00	2.833
BRUC / TB	0.011	0.03	0.00	462,458.00	480,273.00	3.709-

YOU MAY PAY ONLINE AT: www.iowatreasurers.org

Brenda K Kreitzer
Winneshiek County Treasurer
201 W Main St
Decorah, IA 52101 Phone: 563-382-3753

Receipt #
03948

DUE Sept 1, 2022	\$131.00	DUE March 1, 2023	\$131.00
Date Paid: _____		Date Paid: _____	
Check # _____		Check # _____	

Lots 1-2-3

Brenda K Kreitzer
 Winneshiek County Treasurer
 201 W Main St
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #
03949

Brenda K Kreitzer
 Winneshiek County Treasurer
 201 W Main St
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #
03949

Parcel #
000073010000900

Parcel #
000073010000900

TAX DUE: Sept 1, 2022 or Full Year

TAX DUE: March 1, 2023

TAX DELQ: Oct 1, 2022

TAX DELQ: April 1, 2023

FULL YEAR	Sept 1, 2022
\$1,588.00	\$794.00

March 1, 2023
\$794.00

COT 9507667

COT 9507667

SMITH, BELVA
 2986 SCENIC RIVER RD
 DECORAH IA 52101

SMITH, BELVA
 2986 SCENIC RIVER RD
 DECORAH IA 52101

180 000 CANOE TWP. DECORAH COMM.

180 000 CANOE TWP. DECORAH COMM.

WINNESHIK COUNTY TAX BILL for SEPTEMBER 2022 AND MARCH 2023. Please keep in a safe place. Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. SEE REVERSE SIDE. Based on January 1, 2021 Valuations. Taxes for July 1, 2021 through June 30, 2022. Payable September 2022 and March 2023.

Parcel # **000073010000900** Location: 2986 SCENIC RIVER RD DECORAH
 180 000 CANOE TWP. DECORAH COMM. Sect 030 Twn 099 Rng 008 Gross Acres 27.93
 LEGAL Description: LOTS 1-1 & 3-1 NW NW Exempt Acres 0.00
 Net Acres 27.93

VALUATIONS AND TAXES	THIS YEAR		LAST YEAR		TAX DUE	Delinquent Tax, Specials, Drainage
	Assessed	Taxable	Assessed	Taxable		
Agr	20,050	17,853	0	0		
Land	7,460	6,642	0	0		
Buildings	87,570	47,402	0	0		
Dwellings						
TOTAL VALUE:	\$115,080	\$71,897	\$0	\$0		
Less Military Exemption:		\$0		\$0		
NET TAXABLE VALUE:		\$71,897		\$0		

Value Times Levy per 1000 of:	23.9993700	0.0000000	9507667
EQUALS GROSS TAX OF:	1,725.48	0.00	Smith, Belva
Less Credits of:			
Homestead/DVH Credit:	-116.40	0.00	
Ag Land Credit:	-12.47	0.00	
Family Farm Credit:	-8.84	0.00	
Bus Prop Tax Credit Fund:	0.00	0.00	
Low Income/Elderly Credit:	0.00	0.00	
Prepaid Tax:	0.00	0.00	
NET ANNUAL TAXES:	\$1,588.00	\$0.00	

Ag Dwelling Tax:	\$1,021.22	\$0.00	County EMS: \$760,000.00	City EMS: \$0.00		
	Distribution of your current & prior year taxes		Total property taxes levied by taxing authority			
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
DECORAH CSD	51.498	817.78	0.00	10,362,837.00	8,145,948.00	27.214
COUNTY GENERAL	27.875	442.66	0.00	9,076,038.00	8,250,796.00	10.001
COUNTY RURAL	8.125	129.03	0.00	1,685,181.00	1,655,342.00	1.802
NICC	3.772	59.90	0.00	11,943,641.00	11,666,732.00	3.258
HOSPITAL	3.219	51.11	0.00	1,047,855.00	1,021,274.00	2.602
CANOE TWP	2.812	44.66	0.00	30,452.00	29,714.00	2.483
COUNTY ASSESSOR	1.853	29.42	0.00	603,143.00	442,542.00	36.290
AG EXTENSION	0.838	13.28	0.00	272,336.00	264,832.00	2.833
BRUC / TB	0.010	0.16	0.00	462,458.00	480,273.00	3.709-

YOU MAY PAY ONLINE AT: www.iowatreasurers.org

Brenda K Kreitzer
 Winneshiek County Treasurer
 201 W Main St
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #
03949

DUE Sept 1, 2022

\$794.00

DUE March 1, 2023

\$794.00

Date Paid: _____

Date Paid: _____

Check # _____

Check # _____

Smith Auction Tillable and Pasture Lease Terms

The ten-acre field near the Upper Iowa River bridge, directly across the road from Marian Henry driveway is rented by Gary Schnitzler for \$200/per acre per year. He also rents the barnyard/cattle lot on the home farm for \$500.00 per year. All gates and cattle equipment is owned by Gary Schnitzler or Tim Hutchinson, and not included in the sale. This rental agreement is in effect until 12/31/2023.

The remainder of the land across the road from the house, including acreage with hay barn next to the pine trees, the acreage directly across from the house, including the creek and "dike road" and the next acreage directly to the north, are rented by Tim/Dixie Hutchinson . There will be a permanent easement on the "dike road" from the buyer to access the Smith Family Trust land. All gates, hay and equipment stored on this land is owned by Tim and Dixie Hutchinson and is not included in the sale. This rental agreement is in effect until 12/31/2023

All leases are verbal and a handshake.

**Hamele Auction Service LLC, DBA Midwest Lifestyle Auctions
United Country Midwest Lifestyle Properties
P.O. Box 257, Portage, WI 53901
608-742-5000**

**REAL ESTATE AUCTION TERMS AND CONDITIONS
With Buyer's Premium**

THE UNDERSIGNED (herein "Bidder" or "Buyer", interchangeably, whether successful in purchasing the property or not) agrees to abide by all Terms and Conditions stated herein for the real estate auction whether conducted live, on-line, by conference call or in any other manner.

All Buyers are required to have a Bidder's number to bid. In order to obtain a number, bidders must give verifiable full name, address and phone number. Evidence of correct form and amount of deposit must be made in order to register for the auction.

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at 2686 Scenic River Rd including 57+/- acres Town of Bluffton Winneshiek County, IA

These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

Hamele Auction Service LLC DBA Midwest Lifestyle Auctions ("Auctioneer") has been appointed by Ember Martinez and Heather Smith ("Seller"), through a separate written Agreement to offer the Property at auction.

The Seller reserves the right to deny any person admittance to or expel anyone from the property or the auction for interference, nuisance, canvassing or solicitation.

The Seller reserves the right to add additional property or withdraw any portion or all of the property being offered at the auction.

CONTRACTS:

The successful Bidder must sign all documents and contracts, including without limitation a contingency free Offer to Purchase, as presented by Auctioneer immediately upon conclusion of the auction. Bidder acknowledges that all documents and contracts may be subject to Court or Seller approval or ratification to become binding upon the Seller. They are, however, binding upon Bidder immediately.

DEPOSITS:

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$ 5,000 per parcel . This deposit will be required in the form of a cashier's check or certified check. A personal or company check will only be accepted if approved by auction company.

BUYER'S PREMIUM:

A buyer's premium of ten percent (2%) shall be added to the successful Bidder's high bid and included in the total purchase price to be paid by the successful Bidder. Wire transfer is subject to a \$25.00 fee.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before 6-12-23 unless a different date is set forth by Auctioneer in the Offer to Purchase, in which case the terms of the Offer shall control. **Time is of the essence.** The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

CONDITION OF SALE:

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

AGENCY AND CONDUCT OF AUCTION:

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

RIGHTS:

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, Hamele Auction Service LLC, DBA Midwest Lifestyle Auctions and or United County Midwest Lifestyle Properties may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of Hamele Auction Service LLC, DBA Midwest Lifestyle Auctions and or United County Midwest Lifestyle Properties or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

JURISDICTION:

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Iowa. By bidding at an auction, whether present in person or by agent, by written bid, or other means, the Buyer shall be deemed to have consented to the exclusive jurisdiction of the state and federal courts sitting in the State of Iowa. Buyer agrees that (irrespective of the location of the auction, the property or the place of execution of this document) venue for any state court litigation interpreting or enforcing this document or any matter relative to this auction shall be in Winneshiek County, Iowa.

ADDITION TO OR WITHDRAWAL FROM SALE:

The Seller reserves the right to withdraw from sale the property listed and also reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The Seller additionally reserves the right to cancel the auction sale at any time.

INSPECTIONS:

Bidders acknowledge by their participation in the auction that they have had sufficient opportunity to make independent inspection(s) of the property prior to bidding and executing the Offer to Purchase Real Estate. Bidders acknowledge that they have, prior to the commencement of bidding, had the opportunity to perform inspections and testing on the property at their own expense. Bidders must rely solely upon Bidder's own investigation of the property and not any information provided by the Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives. Failure of a Bidder to be fully informed on the condition of the property will not constitute grounds for any adjustments to purchase price, right to cancel sale or other cause of action. Buyer agrees hereby to waive the opportunity to conduct future testing or additional inspections of the property and acknowledges that testing or inspection will not be allowed as a contingency under the Offer to Purchase.

REPRESENTATIONS:

All information provided to Buyers was obtained from sources believed to be reliable and is believed to be correct. However, the Auctioneer, Broker and Seller do not make any representations or warranties as to accuracy or completeness of any information provided. Bidder hereby represents, warrants and agrees that Bidder has not relied upon any information regarding the Property (including, without limitation, advertising materials, warranties, statements or announcements) provided by Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives.

REAL ESTATE BUYER'S AGENTS:

Real estate agents who register as buyer's agents will qualify for a 1.5 % commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0 % of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the

prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents must accompany their Buyer to the auction.

TITLE INSURANCE:

The property shall be sold with a Title Insurance Policy issued at Seller's cost.

FINANCING:

The property is not being offered subject to financing. The Offer to Purchase executed by the high bidder shall not contain a financing contingency.

ENVIRONMENTAL DISCLAIMER:

The Auctioneer, Broker and/or Seller make no warranties with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer hereby represents that it has made its own environmental audit or examination of the premises and accepts the property in its current condition, as is.

ADDENDA:

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: Addenda to Terms & Conditions Relating to Live Auction

AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION

ADVERTISEMENTS

**DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING
PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTY OTHER THAN CLEAR
TITLE DEED**

ACCEPTANCE OF TERMS AND CONDITIONS:

The undersigned Bidder affirms he has read, understands and accepts the terms of the auction; and that if there are any risks, he accepts them wholly as his own and holds the Seller, Broker and Auctioneer harmless and without blame.

Name:

Email:

Address:

Phone Number(s): Home:

Cell:

Buyers Signature

Buyers Signature

Bidder Number:

Addenda to Terms & Conditions Relating to Live Auction
2686 Scenic River Rd including 57+/- acres Town of Bluffton
Winneshiek County, IA May 12th 2023 11:00am

To Register: Bidders will register, and purchase property(s) as follows:

Bidders: Bidder will be required to sign This Addenda to Terms & Conditions, Auction Terms and Conditions and a bid registration on or before the live auction on subject property starts. These requirements must be met to receive a bid number and be allowed to bid on subject property.

Terms of Purchase: Property is being offered and/or sold in AS-IS condition, free and clear of all liens or judgments. Seller only warrants insured title & Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. A 2% buyer's premium added to high bid to determine total contract price Buyer will be required to pay a \$5,000 nonrefundable down payment per parcel along with a signed non-contingent Offer to Purchase and this document and the Terms and Conditions of Auction will be made part of the Offer to Purchase Closing to take place on or before June 12th, 2023. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds. Buyer will cooperate with Seller(s) if seller(s) decide to put the funds from the sale into a 1031 Exchange. \$5,000 nonrefundable down payment per auction lot will be a buyer credit on the closing statement to be signed by buyer(s) and seller(s). High Bids per parcel Subject to Seller confirmation per parcel within 48 hrs of midnight the day of the auction. Closings to take place at an Attorney's office determined by seller.

Inspections/Condition: Bidders acknowledge by their participation in the auction that they have had the opportunity to make all independent inspections of the properties prior to bidding and executing an Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS"-WITH ALL FAULTS with no contingencies. Bidder is responsible for verifying all measurements, taxes, special assessments, property condition, environmental issues, and all other facts or statements regarding real property. Bidder has the opportunity for inspections bidder sees fit prior to auction at own bidder's time and expense, the results and/or reports of the inspection are for the bidder's information only and shall not be shared with any other parties. Buyer Waives Right to receive a Real Estate Condition Report and/or Vacant Land Disclosure. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER, AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY ENVIROMENTAL LAW.

Property will be offered as follows: Property well be offered in the following in a multi parcel bidding process. A 2% buyer's premium added to high bid to determine total contract price. High Bid Subject to Seller confirmation per auction lot within 48 hrs of midnight the day of the auction. \$5,000 nonrefundable down payment per parcel. Property is sold as is with no warranties. Closing to be on or before June 12th, 2023. Lot #1 28+/- Acres, Lot #2 20+/- Acres and Lot #3 Farmhouse, Buildings and 9+/- acres.

CropLand and Pasture Leases: Crop and pasture leases on all auction lots expire 12-31-23 and no prorations of rents will be allocated to buyer at closing. (Cattle equipment and gates are not included in sale.

Survey: Survey of Property Divisions will be done prior to closing and paid by seller.

Broker Participation: Auction Company to pay 1.5% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later than 24hrs prior to auction. Fax 608-742-5004 or email travis@hameleauctions.com Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions.

All announcements: made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated May 12th 2023.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

Zack Harless
563-419-7400

LOT 1

LOT 3

LOT 1

LOT 3

LOT 2



Midwest Lifestyle Properties





UC
HUNTING
PROPERTIES

**United
Country
Real Estate**

Midwest Lifestyle
Properties

MIDWEST
AUCTION
LIFESTYLE