

Lee County, Iowa LAND AUCTION

TIMED ONLINE

Buyer will receive the 2024 Cash Rent!

Bidding Opens: Tuesday, December 12

Closes: Tuesday, December 19, 2023 at 10AM

Auctioneer's Note: Looking for a small piece of tillable land? Invest in this 24.65 acre farm selling with the tenant in place for the 2024 farming season.

From the east edge of Denmark, the land is located 1 mile north on 303rd Ave, then 0.3 miles east on 140th St.

24.65± Acres - 1 Tract

Acres are subject to final survey.

FSA indicates: 21.35 cropland acres.

Corn Suitability Rating 2 is 69.6 on the cropland acres.

Located in Section 21, Denmark Township, Lee County, IA

Terms: 10% down payment on December 19, 2023. Balance due at final settlement with a projected date of February 2, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

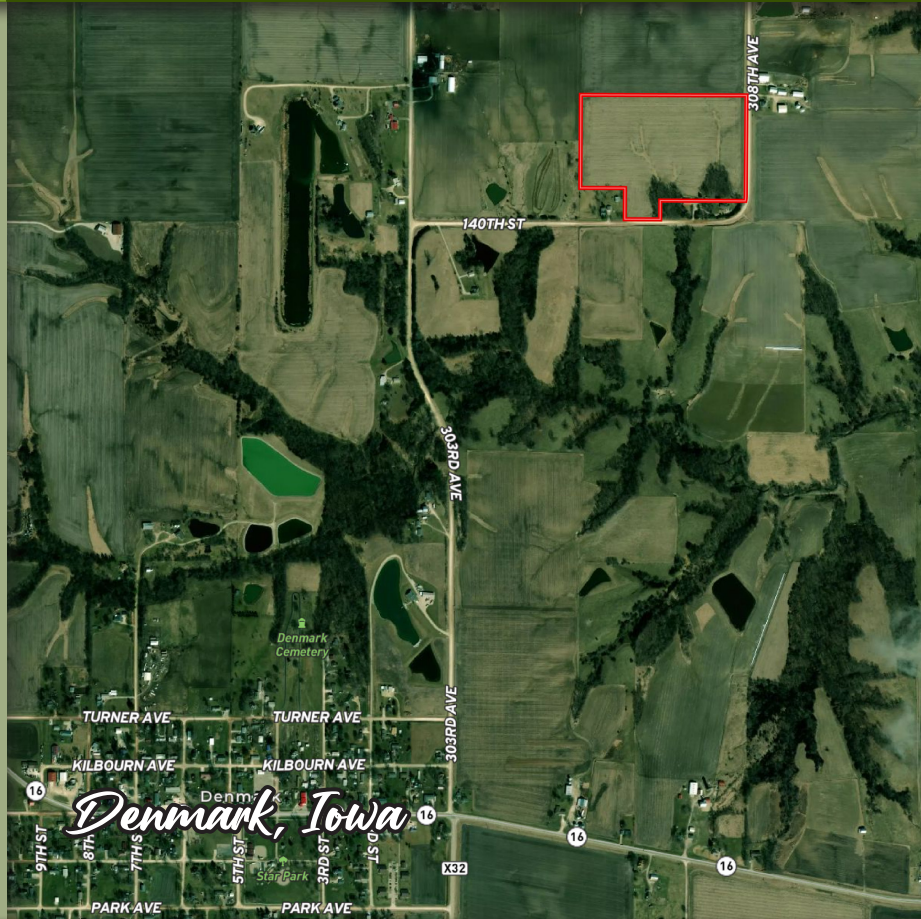
Landlord's Possession: Projected date of February 2, 2024 (Subject to tenant's rights).

Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Tax parcel: 020504214000080 = \$946.00 Net

Special Provisions: This online auction will have a 5% buyer's premium. This means a buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.

Complete Terms & Conditions online at [SteffesGroup.com](https://www.steffesgroup.com)



EDNA BLANCHE HARDY ESTATE | Russell F. Orton – Executor

T.J. Werner of Anderson, Roberts, Porth, Wallace, Stewart & Werner LLP – Closing Attorney

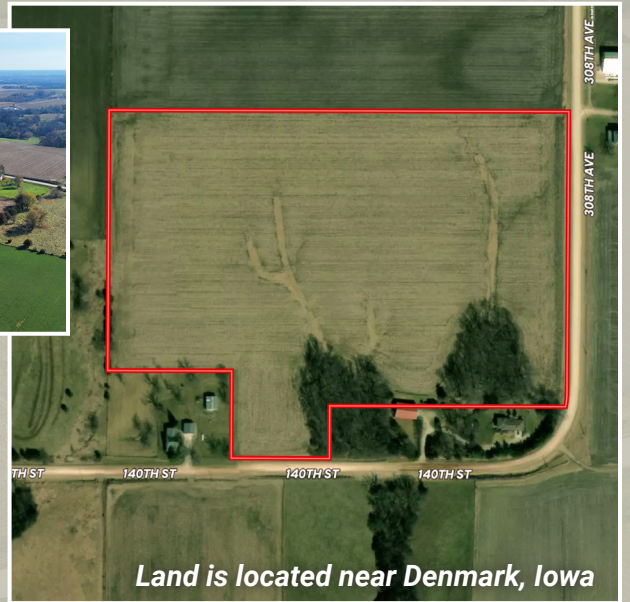
For information contact Mason Holvoet of Steffes Group at 319.385.2000 or 319.470.7372. Mason Holvoet - Iowa Real Estate Salesperson S69890000

319.385.2000 | [SteffesGroup.com](https://www.steffesgroup.com)

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641

Licensed to sell Real Estate in IA, MN, ND, SD, MO, IL, WI, NE & MT. Announcements made the day of sale take precedence over advertising.





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SELLER: EDNA BLANCHE HARDY ESTATE



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2245 East Bluegrass Road,
Mt. Pleasant, IA 52641

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