

Iowa County, Iowa LAND AUCTION

TIMED ONLINE

65 YEARS
Built on Trust.

274± ACRES *sells in 4 tracts*

OPENING: TUESDAY, MAY 27
CLOSING: TUESDAY, JUNE 3 | 10AM CDT 2025



TRACT 1



TRACT 2



TRACT 3



TRACT 4

AUCTIONEER'S NOTE: Take advantage of this timed online auction of Iowa County farmland offered in varying tract sizes to suit your farming or investment needs. Buyers of Tracts 1, 2 & 4 will receive the second half cash rent!

TRACT 1: 142± ACRES *subject to final survey*

80.1 CSR2!

- FSA indicates: 128.97 cropland acres.
- Corn Suitability Rating 2 is 80.1 on the cropland acres.
- This tract has some tile. View available map online.
- Located in Section 4, Dayton Township, Iowa County, Iowa.
- Tax Parcels: 10404020, 10401030, Part 010401022, and 10402013 = \$4,503.00 Net Approx.

TRACT 2: 40± ACRES

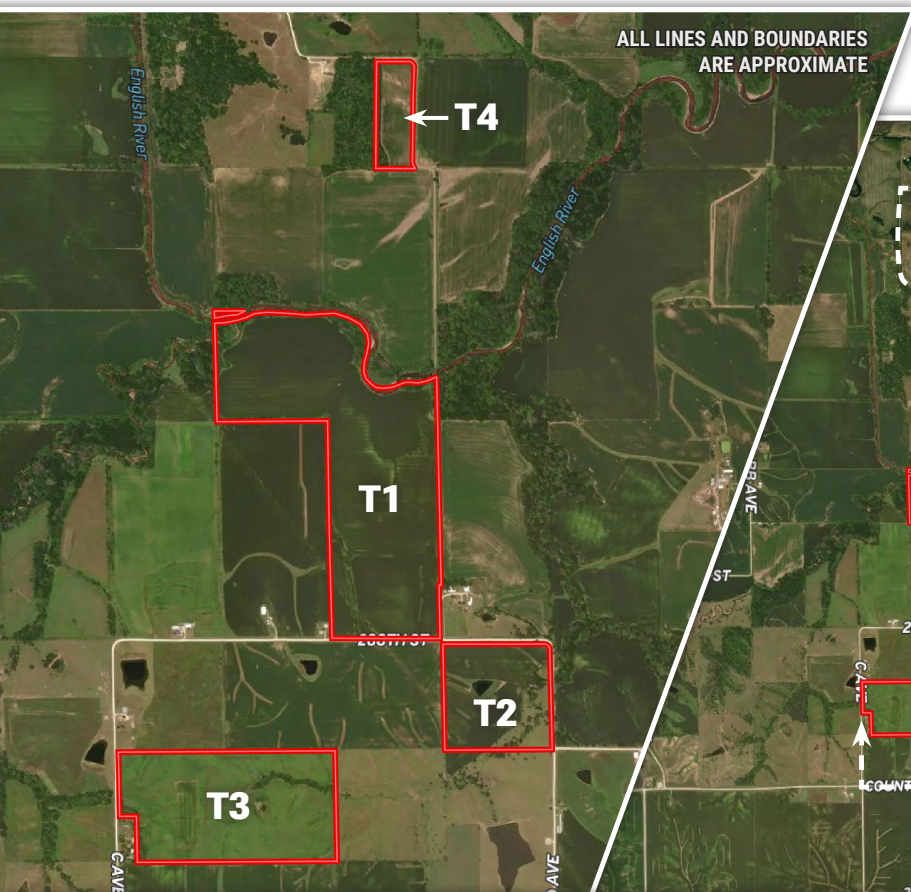
- FSA indicates: 26.48 cropland acres.
- Corn Suitability Rating 2 is 53.6 on the cropland acres.
- Balance of land has a pond & pasture.
- This tract has some tile. View available map online.
- Located in Section 4, Dayton Township, Iowa County, Iowa.
- Tax Parcel: 10404040 = \$786.00 Net

TRACT 3: 77± ACRES

- This tract was previously enrolled in CRP but was not reenrolled, making it available for your use. Whether you're looking to convert it to row crop production, establish it as hay ground, or set it up as a hunting property - with a food plot and pond already in place - the possibilities are wide open.
- FSA indicates: 70.49 cropland acres.
- Corn Suitability Rating 2 is 57.6 on the cropland acres.
- Located in Section 9, Dayton Township, Iowa County, Iowa.
- Tax Parcels: 10902020, 10902010 = \$1,766.00 Net

TRACT 4: 15± ACRES *subject to final survey*

- FSA indicates: 11.27 cropland acres.
- Corn Suitability Rating 2 is 63 on the cropland acres.
- This tract has some tile. View available map online.
- Located in Section 33, Lincoln Township, Iowa County, Iowa.
- Tax Parcel: 093304036 = \$334.00 Net



Deep River, Iowa

TRACT 1: From Millersburg, IA, proceed north 0.5 miles on H Ave, then 4.4 miles west on F52 Trail, then 0.6 miles north on D Ave, then 0.3 miles west on 288th St.

TRACT 2: From Millersburg, IA, proceed north 0.5 miles on H Ave, then 4.4 miles west on F52 Trail, then 0.6 miles north on D Ave.

TRACT 3: From Millersburg, IA, proceed north 0.5 miles on H Ave, then 5.4 miles west on F52 Trail, then 0.4 miles north on C Ave.

TRACT 4: From Millersburg, IA, proceed north 0.5 miles on H Ave, then 3.6 miles west on F52 Trail, then 2.7 miles north on E Ave., then 1.6 miles west on 270th St, then 1.2 miles south on CC Ave.

Terms: This online auction is a NO BUYER'S PREMIUM OR BUYER FEE auction. 10% down payment due on June 3, 2025. Balance due at final settlement/closing with a projected date of July 18, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Landlord's Possession: Projected date of July 18, 2025. Tract 3 is selling free & clear for 2025. Tracts 1, 2 & 4 are selling subject to tenant's rights on the tillable land for the 2025-2026 farming season, full possession March 1, 2026.

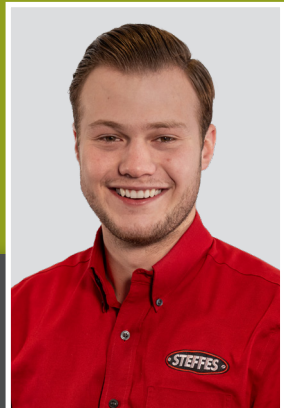
Real Estate Taxes: To be prorated to date of the landlord's possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

See complete terms & conditions online at [SteffesGroup.com](https://www.steffesgroup.com)



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Iowa Real Estate Salesperson S69890000



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