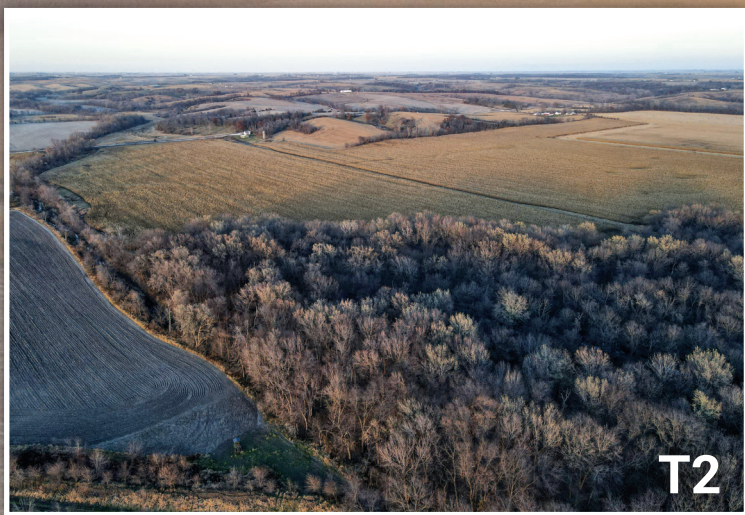
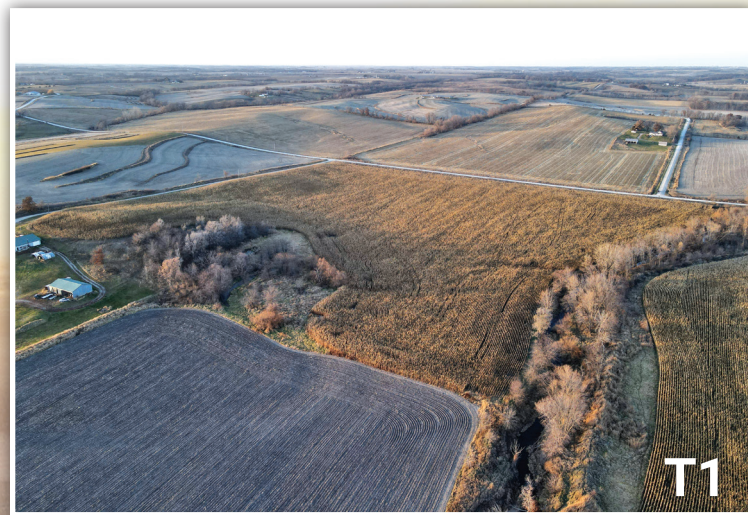


Mahaska County, Iowa



Steffes Group, Inc.
2245 E Bluegrass Rd,
Mt. Pleasant, IA 52641



PRESORTED
STANDARD
US POSTAGE
PAID
Permit #472
BRainerd, MN

TERMS ON ALL TRACTS

Terms: 10% down payment on December 21, 2023. Balance due at final settlement with a projected date of February 5, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of February 5, 2024.

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.

The following taxes are approximate and will be used to prorate at closing:

Tract 1: Tax Parcels 419300001, and Part 0419300008 = \$925.00 Net

Tract 2: Tax Parcels 430100004, 430200001, 430200003, 419300006, Part 0419300008, 419400002, 419400003, 419400005, and 419400006 = \$6,715.00 Net

Tract 3: Tax Parcels 420300001, 420300003, 429100001, 429100002, and 429100005 = \$3,224.00 Net

SPECIAL PROVISIONS ON ALL TRACTS

- Seller has served termination to the tenant; Therefore the land will be selling free and clear for the 2024 farming season.
- It shall be the obligation of the Buyer to report to the appropriate County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. Final tillable acres shall be determined by the FSA office.
- Tracts will be surveyed by a licensed surveyor, at Seller's expense. Tracts will be sold by the acre with gross surveyed acres being the multiplier used to determine the total bid price. In the event the final survey is not completed by auction day or if the recorded survey is different than the announced gross surveyed acres, adjustments to the final contract price will be made accordingly at closing.
- If one Buyer purchases more than one tract, the Seller shall only be obligated to furnish one abstract and deed (husband & wife constitute one buyer).
- This auction sale is not contingent upon the Buyer's financing or any other Buyer contingencies.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited.
- The Buyer shall be responsible for any fencing in accordance with Iowa state law.
- The Buyer shall be responsible for installing their own entrances if needed or desired.
- If in the future a site clean-up is required, it shall be at the expense of the Buyer.
- All mineral rights, if any, held by Seller will be transferred to Buyer upon closing.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- All lines, drawings, boundaries, dimensions, and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents.
- The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made on the day of sale take precedence over advertising.

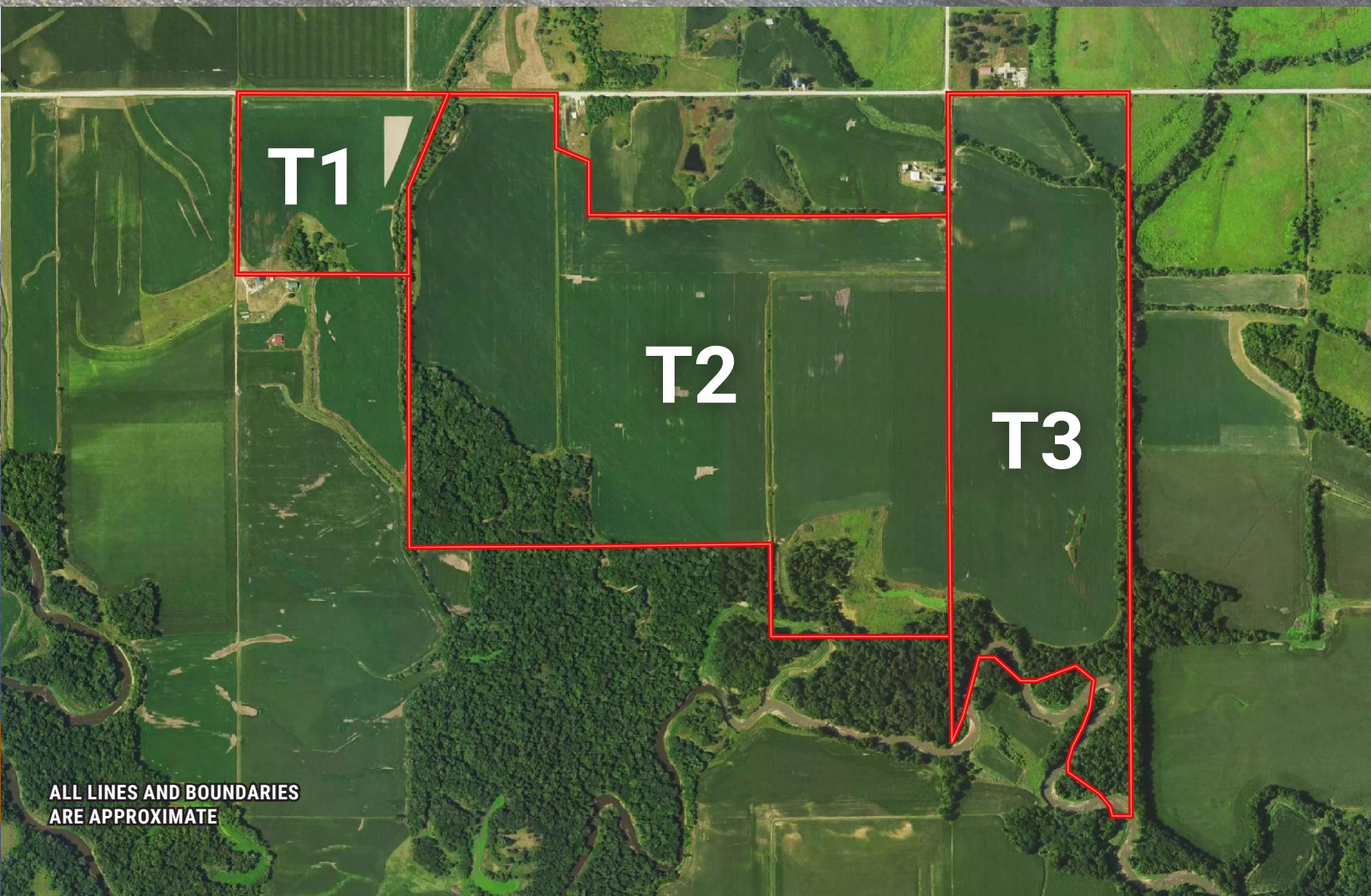
LAND AUCTION

Mahaska County, Iowa

431± ACRES
Sells in 3 Tracts!

LIVE!

THURSDAY, DECEMBER 21 | 1PM CST 2023



LAND AUCTION

Mahaska County, Iowa

New Sharon, Iowa

Auction held at the City Park Building,
108 N Pearl Street, New Sharon, Iowa

Land is located 4 miles east of New Sharon
on Highway 63, then .5 mile south on Parkin Avenue,
then 3 miles east on 133rd Street.

Auctioneer's Note: Don't miss this LARGE land auction in
Mahaska County. Featuring diverse tract sizes catering to
a range of land investment criteria.

"Selling Choice with the Privilege"

Tracts will be selling Choice with the Privilege and will be sold price per gross
surveyed acre times the bid price. Whereas the high bidder may choose
Tract 1 or Tract 2 or Tract 3 or all Tracts or any combination of Tracts, times
their high bid. This will continue until all Tracts are sold. Tracts will not be
recombined.

TRACT 1 - 38.5± ACRES subject to final survey

FSA indicates: 25 NHEL cropland acres.
Corn Suitability Rating 2 is 59 on the FSA cropland acres.
An additional 5 acres of land are in row crop production, making 30 acres
tillable with a 58.7 CSR2 on all acres in production.
Located in Section 19, Pleasant Grove Township, Mahaska County, Iowa.

TRACT 2 - 258± ACRES subject to final survey

FSA indicates: 202.4 NHEL cropland acres.
Corn Suitability Rating 2 is 70.8 on the cropland acres.
Located in Sections 19 & 30, Pleasant Grove Township, Mahaska County, Iowa.

TRACT 3 - 135± ACRES subject to final survey

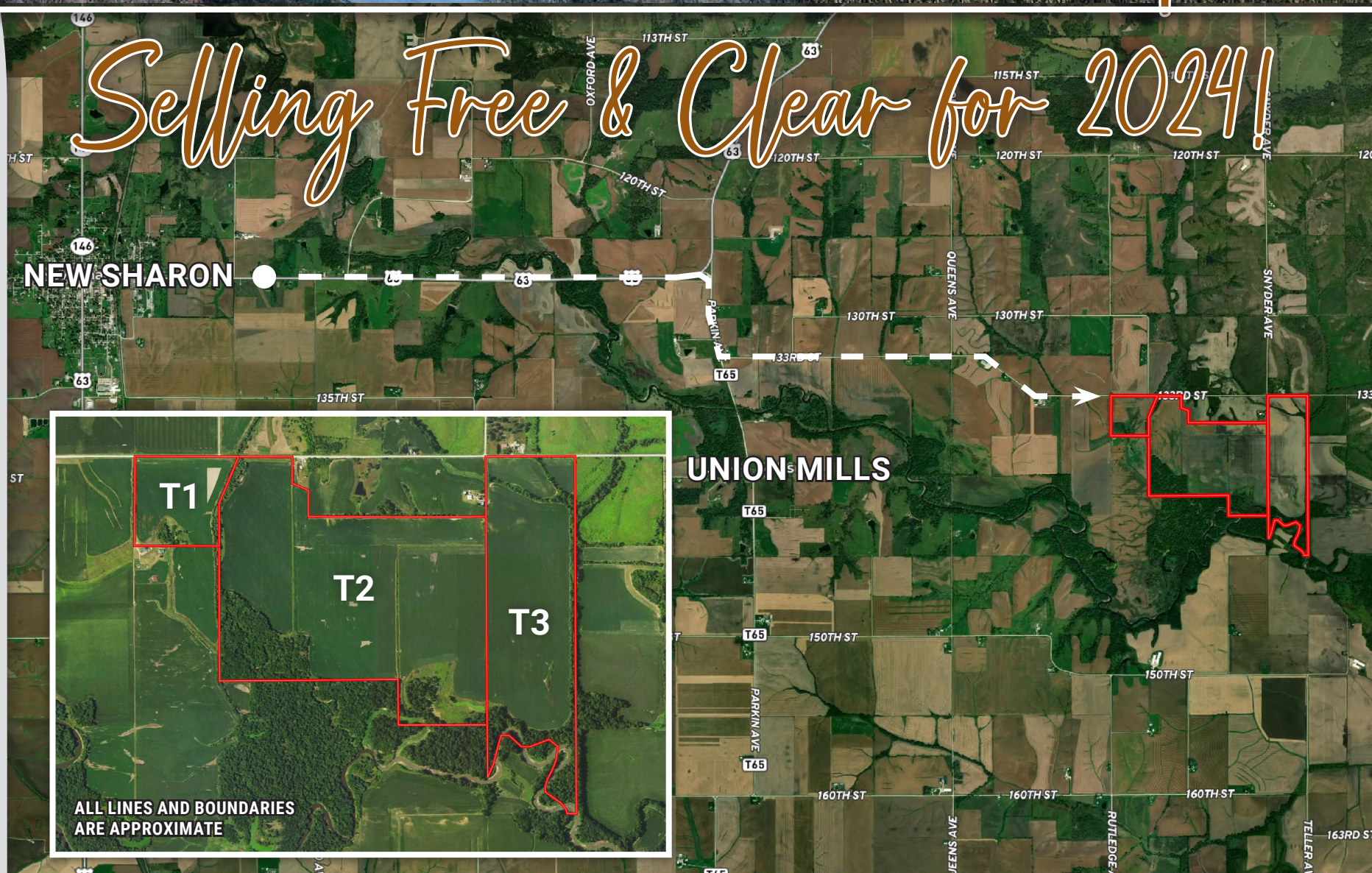
FSA indicates: 104.5 NHEL & HEL cropland acres.
Corn Suitability Rating 2 is 62.8 on the cropland acres.
Located in Sections 20 & 29, Pleasant Grove Township, Mahaska County, Iowa.

Live with Online Bidding!

THURSDAY, DECEMBER 21 | 1PM CST 2023

431± ACRES *3 Tracts!*

Selling Free & Clear for 2024!



*scan here for
online listing*



**Mark & Patricia Hanselman, Rodney & Sonya Mason,
Karen & Dock Blankenship, Carol Walker, and Daniel & Pam Sanders**

Dustin D. Hite of Heslinga, Dixon & Hite – Closing Attorney for Seller

Contact Steffes Group Representatives

Mason Holvoet, 319.470.7372 or Duane Norton, 515.450.7778

Mason Holvoet - Iowa Real Estate Salesperson S69890000 | Duane Norton - Iowa Real Estate Salesperson S64572000

319.385.2000 | SteffesGroup.com

Steffes Group, Inc., 2245 E Bluegrass Rd, 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.