



Built on Trust.

Grundy County, Iowa

LAND AUCTION

SEALED BID

66.91
surveyed
ACRES



93.3 CSR2!

Grundy Center, Iowa

A rare opportunity to purchase investment grade Grundy County farmland with an impressive 93.3 CSR2. Submit your bid today!

DEADLINE: THURSDAY, DECEMBER 18 | 5PM CST 2025

Selling Free & Clear for 2026 Farming Season!



SteffesGroup.com | (319) 385-2000 |    

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

Announcements made the day of sale take precedence over advertising.





**SCAN FOR FULL
AUCTION DETAILS &
BIDDING INSTRUCTIONS**



66.91 SURVEYED ACRES

- FSA indicates: 65.22 cropland acres.
- CSR2 is 93.3 on the cropland acres.
- Section 8, Palermo Township, Grundy County, Iowa.
- Tax Parcels: 871708200005 = \$2,904.00 Net.

Terms: If you are declared the winning bidder, 10% down payment is due upon acceptance.

Balance due at final settlement/closing with a projected date of February 2, 2026, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of February 2, 2026.

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

THE CMS TRUST

STEFFES REPRESENTATIVES

DUANE NORTON,
(515) 450-7778

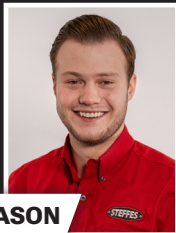
Iowa Real Estate
Salesperson S64572000

MASON HOLVOET,
(319) 470-7372

Iowa Real Estate
Salesperson S69890000



DUANE



MASON



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

Address Service Requested

PRSTD MKTG
US POSTAGE
PAID
FARGO, ND
PERMIT #315