

ABSOLUTE AUCTION

TIMED ONLINE

*Buchanan County, Iowa
Land & Acreage*

Winthrop, Iowa

ONLINE BIDDING OPENING: THURSDAY, APRIL 23

CLOSING: THURSDAY, APRIL 30 | 1PM CDT 2026



TRACT 2



TRACT 2



TRACT 2

TRACT 1

**51⁺
ACRES**
2 Tracts

*Immediate
Farming Rights
Available!*

AUCTIONEERS NOTE:

Bidders please pay attention, as this timed online auction will be an absolute auction, selling regardless of price! Tract 1 offers an excellent opportunity to purchase investment quality farmland with an 82.6 CSR. Tract 2 is an acreage setup to support your farming operation, including buildings, grain bin setup with over 300,000 bu. capacity and a cattle feed lot.



SteffesGroup.com | (319) 385-2000 |          

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

Any announcements published or made the day of auction take precedence over advertising. This online auction will have a 5% buyer's fee. Ten percent (10%) down payment on April 30, 2026. Balance due at final settlement/closing with a projected date of June 15, 2026.

TRACT 1: 39± ACRES

- FSA indicates: 37.78 cropland acres.
- CSR2 is 82.6 on the cropland acres.
- Seller states land has tile, no tile maps available.
- Section 29, Middlefield Township, Buchanan County, Iowa.

TRACT 2: HOME, OUTBUILDINGS, GRAIN BINS, AND CATTLE SETUP ON 12± ACRES

- 4-bedroom, 2,128 total sq. ft. home w/ attached 28'x32' insulated garage.
- Grain bin setup w/ over 300,000 bu. cap. & Delux DPX4T grain dryer.
- Outbuildings: 80'x120'x18' steel frame building, 32'x48'x12' shop w/ attached 20'x50' shop & attached 40'x60'x18' wash bay & several other buildings.
- 900± head cattle lot setup with 5 pins w/ fence line bunks, concrete slurry pit & silage bunkers.
- 100kW Solar Array System.

**TRACT 2 OPEN HOUSE:
APRIL 16, FROM 1-2PM**

C. PHILLIP SHORT ESTATE

EXECUTOR: JANICE SHORT

JANICE SHORT

STEPHAN PAUL SHORT REVOCABLE TRUST

TRUSTEE: STEPHAN PAUL SHORT

HELEN CATHERINE SHORT REVOCABLE TRUST

TRUSTEE: HELEN CATHERINE SHORT

Closing Attorney: Brian Eddy of Roberts & Eddy, P.C.

STEFFES REPRESENTATIVES

MASON HOLVOET,
(319) 470-7372

Iowa Real Estate Salesperson S69890000

DUANE NORTON,
(515) 450-7778

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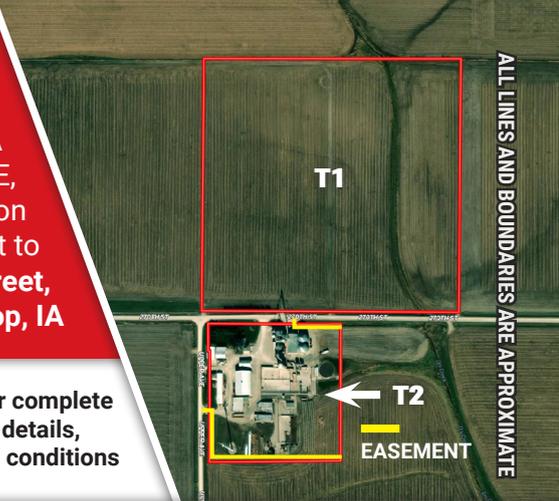


LAND LOCATION:

Land is located 4.4 miles east of Quasqueton, IA on D47/Linn St. E, then 1 mile north on Upper Ave, then east to 3036 270th Street, Winthrop, IA



Scan for complete auction details, terms & conditions



ALL LINES AND BOUNDARIES ARE APPROXIMATE



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

Address Service Requested

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US POSTAGE
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