

# LAND AUCTION

*Des Moines County, Iowa*

TIMED ONLINE



Built on Trust.

OPENING: TUESDAY, SEPTEMBER 16

**CLOSING: TUESDAY, SEPTEMBER 23 | 1PM** CDT 2025

**76±  
ACRES**  
*One Tract*

Premium investment-grade Iowa farmland boasting an impressive 80.2 CSR2, an exceptional opportunity for both productivity and long-term value.



*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.

ALL LINES AND BOUNDARIES  
ARE APPROXIMATE



Mediapolis

scan for  
full details!



## LAND LOCATED:

2.5 miles south of Mediapolis  
on Highway 61, then 5.8 miles  
west on Pleasant Grove Rd., then  
0.8 miles north on Beaverdale Rd.

## 76± DEEDED ACRES

FSA indicates: 66.79 cropland acres.  
CSR2 is 80.2 on the cropland acres.  
Section 2, Pleasant Grove Township,  
Des Moines County, Iowa.

Tax Parcels: 05-02-200-001, 05-02-200-003 = \$2,672.00 Net

## LEROY E. COLE

Closing Attorney: Timothy B. Liechty of Bell, Ort & Liechty

**Terms:** 10% down payment due on September 23, 2025. Balance due at final settlement/closing with a projected date of November 7, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

**Possession:** Projected date of November 7, 2025. (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 possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.



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

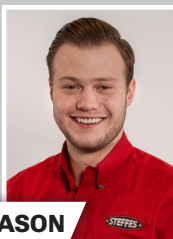
Address Service Requested

PRSTD MKTG  
US POSTAGE  
**PAID**  
FARGO, ND  
PERMIT #315

## STEFFES GROUP REPRESENTATIVES

MASON HOLVOET,  
(319) 470-7372

Iowa Real Estate  
Salesperson S69890000



MASON

LYNN RICHARD,  
(319) 931-9090

Iowa Real Estate  
Broker Associate B20720000



LYNN