

AUCTION

TIMED ONLINE

Henry County, Iowa Land & Acreage

65 YEARS
Built on Trust.

**140±
ACRES**

sells in 4 tracts

OPENING: THURSDAY, MAY 29

CLOSING: THURSDAY, JUNE 5 | 1PM CDT 2025



TRACT 2



TRACT 3



TRACT 4

Mount Pleasant, Iowa

**ADJACENT TO THE MT. PLEASANT GOLF & COUNTRY CLUB
AT 2260 HICKORY AVE., MT. PLEASANT, IOWA**

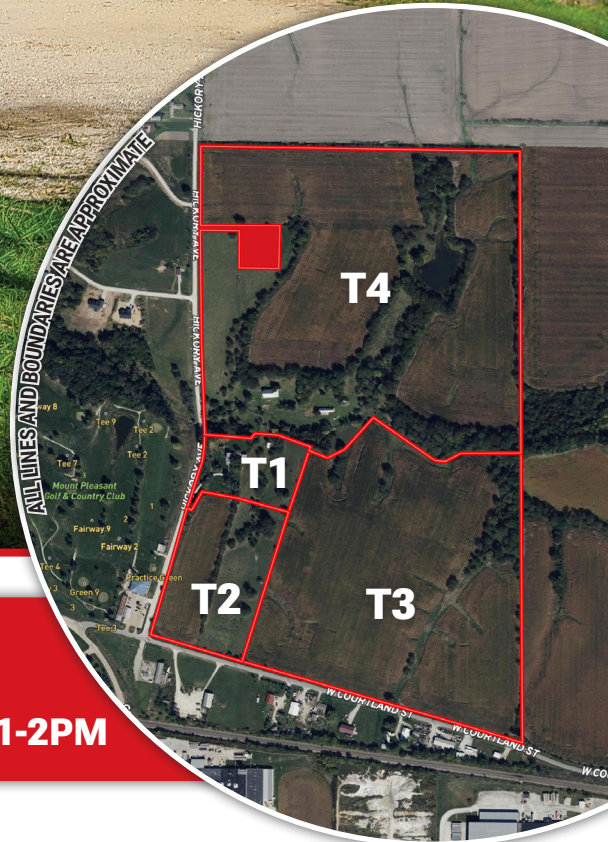
AUCTIONEER'S NOTE: *Discover a Unique Blend of History and Opportunity!*
If you're looking for a home with rich historical roots or a stunning site to build your dream home, this 140 acre property has it all. Ideally located adjacent to the Mt. Pleasant Golf & Country Club, it offers beautiful views and a prime setting for potential building sites.

Locally known as the "Springdale Farm" from the Dorothy Huene Estate, this property is part of the Camp Harlan–Camp McKean Historic District, proudly listed on the National Register of Historic Places. During the Civil War, it served as a Union Army rendezvous camp—an incredible connection to our nation's past. Don't miss this rare opportunity to own a piece of history while creating your future.

TRACT 1: 2 STORY HOME ON 5± ACRES subject to final survey

- You will fall in love with this rustic home with Civil War history. Even though the home was built in 1860, it features modern amenities throughout.
- 3 bedrooms, 1 1/2 baths, 3,404 total sq. ft. of living space on two levels.
- The main level offers a kitchen with breakfast bar & breakfast area with wood beams salvaged from the original barn, living room with non-functioning fireplace, formal dining room, office, laundry room, mud room with 1/2 bath.
- The open stairway leads to 3 bedrooms upstairs, an updated full bathroom, a smaller sitting room and the rec room overlooking the kitchen/breakfast area.
- Basement with Lennox high efficient gas furnace, central air, well, updated septic system installed August, 2021.
- Other amenities include: fruit trees, a raspberry vine, and a natural spring on the property inside the brick springhouse.
- Outbuildings include: Attached 1 car garage, Detached 28'x22' garage with basement, 20'x30' shed & 12'x20' chicken house.
- Part of Tax Parcel: 183080510000800 = \$2,360.00 Approx. Net
- **Included:** Refrigerator, Stove, LP tank, Fuel tank, Any item present on the day of final settlement/closing.
- **Not included:** Washer, Dryer, Trampoline, Swing, Farm Equipment, All tenant's personal property.

**OPEN HOUSE:
THURSDAY,
MAY 22 FROM 1-2PM**



TRACT 2: 11.5± ACRES subject to final survey

- Potential building site with tillable & pasture land.
- FSA indicates: 5.13 cropland acres.
- CSR2 of 66.1 on the cropland acres.
- Balance of land is pasture.
- Located in Section 5, Center Township, Henry County, Iowa.
- Part of Tax Parcel: 183080510000800 = \$211.00 Approx. Net

TRACT 3: 50± ACRES subject to final survey

- FSA indicates: 44.17 cropland acres.
- CSR2 of 53.5 on the cropland acres.
- Located in Section 5, Center Township, Henry County, Iowa.
- Part of Tax Parcel: 183080510000800 = \$979.00 Approx. Net

TRACT 4: 73.5± ACRES subject to final survey

- Approx: 50 tillable acres.
- CSR2 of 53.9 on the tillable acres.
- Balance of land is pasture, timber, a pond and a creek runs through the property.
- Outbuildings include: 46'x60' barn with 18'x44' lean to, 24'x52' open faced shed with 22'x32' attached shed, 16'x18' shed with livestock chute & head gate, small grain bin.
- Water source for this property is the creek.
- Located in Section 5, Center Township, Henry County, Iowa.
- Part of Tax Parcel: 183080510000800 = \$1,350.00 Approx. Net
- **Included:** Waterer, Attached gates & fencing, Any item present on the day of final settlement/closing.
- **Not included:** Farm equipment, Livestock equipment

Terms: This online auction is a NO BUYER'S PREMIUM OR BUYER FEE auction. 10% down payment on June 5, 2025. Balance due at final settlement/closing with a projected date of July 21, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Tract 1 - Projected date of July 21, 2025. **Landlord's Possession:** Tracts 2, 3, 4 - Projected date of July 21, 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. The seller shall pay any unpaid real estate taxes payable in prior years.

See complete terms & conditions online at SteffesGroup.com



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