

# LAND AUCTION

TIMED ONLINE

## *Washington County, Iowa*

Opening: Tuesday, November 5

CLOSING: TUESDAY, NOVEMBER 12 AT 10AM <sup>CST</sup> 2024

### *Ainsworth, Iowa*

**A prime piece of Washington County farmland with  
a 77.4 CSR2, situated on a hard surface road.  
Selling free and clear for the 2025 farming season!**

FSA indicates: 75.25 NHEL cropland acres.

Corn Suitability Rating 2: 77.4 on the cropland acres.

Approx. 8 years ago pattern tile completed on the west part of  
farm. See website for tile maps.

Located in Section 35, Oregon Township, Washington County, Iowa.

Tax Parcels: 12-35-400-002, 12-35-400-005 = \$2,776.00 Net

Land is located  
2.2 miles south  
of Ainsworth, Iowa  
on Highway 27/218,  
then 1.5 miles east on  
Co Rd G52/Old White Way.

*One Tract*  
**74.1±**  
*Acres*



**SteffesGroup.com | (319) 385-2000**

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

Announcements made or published the day of sale take precedence over advertising.





# Marilyn J. Howell Trust

Closing Attorney for Seller - Kristen N. Ollenburg of Pappajohn, Shriver, Eide & Nielsen P.C.

Contact Steffes Group Representatives

Nate Larson, (319) 931-3944 or Tim Meyer, (319) 750-1233

Nate Larson - Iowa Real Estate Salesperson S64401000

Tim Meyer - Iowa Real Estate Broker Officer - B36355000

**Terms:** 10% down payment on November 12, 2024. Balance due at final settlement with a projected date of December 27, 2024, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of December 27, 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.



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

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AND BOUNDARIES  
ARE APPROXIMATE