

# Muscatine County, Iowa AUCTION

Land, Acreage and Farm Equipment

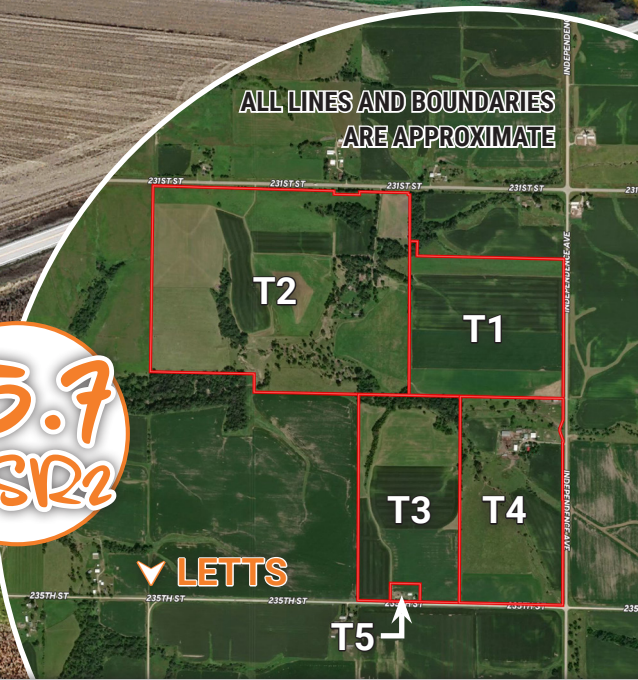
Five Tracts  
418±  
Acres

Live in Letts, Iowa!

TUESDAY, DECEMBER 12 | 11AM CST 2023

Selling Free and Clear for 2024!

85.7  
CSR<sub>2</sub>



Auction held onsite at 2310 Independence Avenue, Letts, IA.  
Equipment sells at 10AM CST, Real Estate sells at 11AM CST.

Land is generally located 1 mile north of Letts, IA on State Highway 305, then 1.3 miles east on 275th Street, then 4 ½ miles north on Independence Avenue to 2310 Independence Avenue, Letts, IA. OR 6 miles west of Muscatine, IA on G28/231st Street, then ½ mile south on Independence Avenue.

**Auctioneer's Note:** A grand opportunity to purchase investment quality farmland in Muscatine County, IA. This land offers row crop land with 85.7 CSR<sub>2</sub>, as well as a livestock setup with usable buildings and hay ground. This Live land auction will be held on the same day as the Live equipment auction. Bid live in person or online at [SteffesGroup.com](http://SteffesGroup.com)!

**"Selling Choice with the Privilege"**

Tracts 1-4 will be selling Choice with the Privilege and will be sold price per acre times the bid price. Whereas the high bidder may choose any Tract or Tracts or all Tracts or any combination of Tracts, in any order, times their high bid. This will continue until Tracts 1-4 are sold. Once Tracts 1-4 are sold, then Tract 5 will be sold lump sum price. Tracts will not be recombined.



Online Bidding Available

Equipment Auction details on back

**TRACT 1: 79.11± ACRES**

FSA indicates: 78.53 NHEL cropland acres. CSR 2 is 85.7 on the cropland acres. This was the former site of the St. John United Brethren Church <1893-1930 and the former site of the High Prairie School No.2 Circa 1860-1964. Property has a well, condition unknown. Section 5, Seventy-Six Township, Muscatine County, Iowa.

**TRACT 2: 184.87± ACRES WITH BUILDINGS**

Located at 1758 231st Street, Muscatine, IA  
FSA indicates: 141.87 cropland acres. CSR 2 is 77.3 on the cropland acres. Buildings include: 20'x50' open faced livestock shed & 23'x40' open faced livestock shed. There is an abandoned home with a detached garage, vintage fuel pump & underground tank & a windmill. Whether or not this property is eligible for a building permit will be completely at the discretion of the Muscatine County Zoning Office. Balance of land being timber and a creek runs through this property. Property has a well, condition unknown. Section 5, Seventy-Six Township, Muscatine County, Iowa.  
**Not included:** Hay bales, Livestock & Farm Equipment, Attached & unattached fencing & gates.

**TRACT 3: 74.72± ACRES**

Approx. 68 cropland acres. CSR 2 is 82.9 on the cropland acres. Balance being timber and waterway. Section 8, Seventy-Six Township, Muscatine County, Iowa.  
**Not included:** Hay bales

**TRACT 4: 77.91± ACRES WITH HOME & LIVESTOCK SETUP**

Located at 2310 Independence Ave., Letts, IA  
FSA indicates: 46.43 cropland acres. CSR 2 is 84.5 on the cropland acres. Balance being home, buildings and pasture ground. Home info: Brick 2 story home built in 1894 with 3 bedrooms, 1 ½ baths, and 1,752 total sq.ft. of living space. Building highlights include: 48'x72' machine shed, 46'x60' open faced machine shed, 36'x60' open faced livestock shed, 21'x72' open faced livestock shed, 18'x42 cattle shed, 88'x42' barn, 20'x34' detached garage, 20'x12' detached garage, concrete silo, 5,000 bu. grain bin, 4,500 bu. grain bin. Property has a well, condition unknown. Section 8, Seventy-Six Township, Muscatine County, Iowa.  
**Included:** Any items present on the day of final settlement.  
**Not included:** 1,000 LP tank, Hay bales, Livestock & Farm Equipment, Attached & unattached fencing & gates.

**TRACT 4 OPEN HOUSE: TUESDAY, NOVEMBER 28 FROM 10-11AM**

**TRACT 5: 2± ACRES**

Located at 1765 235th Street, Muscatine, IA.  
Approx. 1 cropland acre. CSR 2 is 85.6 on the cropland acres. There is an abandoned home on site that is not livable. Home has not been lived in and has been used for grain storage in prior years. Property has an old windmill and a well, condition unknown. Buildings include: 26'x48' machine shed and a 5,000 bu. grain bin. Section 8, Seventy-Six Township, Muscatine County, Iowa.  
**Included:** Any items present on the day of final settlement.  
Property could be buildable with specific requirements met for Muscatine County Zoning.



scan for land  
auction details

**GARRY W. REID ESTATE & CAROLYN REID ESTATE**

Rosy Avalos Eichelberger – Vice President & Senior Trust Officer | Community Bank & Trust, Administrator  
For information contact Tim Meyer of Steffes Group at 319.385.2000 or 319.750.1233  
Tim Meyer - Iowa Real Estate Broker Officer - B36355000



319.385.2000 | [SteffesGroup.com](http://SteffesGroup.com)

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



Licensed to sell Real Estate in IA, MN, ND, SD, MO, IL, WI, NE & MT. Announcements made the day of sale take precedence over advertising. Terms: All items sold as is where is. Payment of cash or check must be made sale day before removal of items. Statements made auction day take precedence over all advertising. \$35 documentation fee applies to all titled vehicles. Titles will be mailed. Canadian buyers need a bank letter of credit to facilitate border transfer.

# AUCTION

Muscatine County, Iowa  
Land, Acreage and Farm Equipment

85.7  
CSRs

Live in Letts, Iowa!  
TUESDAY, DECEMBER 12



319.385.2000 | SteffesGroup.com  
Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641



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



PRESORTED  
STANDARD  
US POSTAGE  
PAID  
Permit #472  
BRAINERD, MN

**REAL ESTATE TERMS:** 10% down payment on December 12, 2023. Balance due at final settlement with a projected date of January 25, 2024, upon delivery of merchantable abstract and deed and all objections having been met. Closing in 2023 is possible, but not promised. **POSSESSION:** Projected date of January 25, 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.

The following taxes are approximate and will be used to prorate at closing:

**TRACT 1** Tax Parcels: 1205400004, 1205400005, 1205400007, 1205400008 = \$2,896.00 Net

**TRACT 2** Tax Parcels: 1205300001, 1205300002, 1205400001, 1205300003, 1205300004, 1205400006 = \$5,336.00 Net.

**TRACT 3** Tax Parcels: 1208200001, Part 1208200003 = \$2,522.00 Approx. Net | **TRACT 4** Tax Parcels: 1208200002, 1208200004 = \$4,078.00 Net | **TRACT 5** Tax Parcels: Part 1208200003 = \$168.00 Approx. Net

**SPECIAL PROVISIONS:**

- Seller has served termination to the tenant, therefore the land will be selling free and clear for the 2024 farming season.
- It shall be the obligation of the Buyer to report to the appropriate County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. Final tillable acres shall be determined by the FSA office, as some field lines overlap Tract lines.
- Tracts 1-4 will be sold by the acre with Assessor acres being the multiplier used to determine the total bid amount for said Tract. Tract 5 will be sold lump sum price.
- Seller shall not be obligated to furnish a survey.
- If one Buyer purchases more than one tract, the Seller shall only be obligated to furnish one abstract and deed (husband & wife constitute one buyer).
- Due to this being an Estate, the Seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance, or other matters to the septic system will be at the Buyer's expense in accordance with Muscatine County & Iowa Laws & regulations.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited.
- The Buyer shall be responsible for any fencing in accordance with Iowa state law.
- The Buyer shall be responsible for installing their own entrances if needed or desired.
- If in the future a site clean-up is required, it shall be at the expense of the Buyer.
- All mineral rights, if any, held by Seller will be transferred to Buyer upon closing.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- All lines, drawings, boundaries, dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents.
- The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

# Farm Equipment AUCTION

TUESDAY, DECEMBER 12 | 10AM CST 2023

EQUIPMENT LOCATED AT 2310 INDEPENDENCE AVENUE, LETTS, IOWA

PREVIEW: TUESDAY, NOVEMBER 28 FROM 10-11AM



scan for equipment auction details

**LOADOUT:**  
FROM CONCLUSION  
OF AUCTION  
UNTIL 4PM  
SALE DAY ONLY



1989 WHITE 60



1988 WHITE 140



1970 INTERNATIONAL 856



KUHN SPEEDRAKE SR110



2019 RAM 2500



2016 JEEP PATRIOT

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