

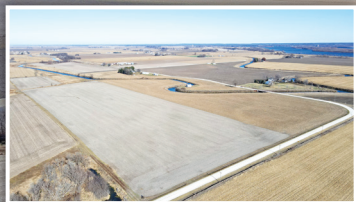
LAND AUCTION

TIMED ONLINE

Des Moines County, Iowa

65 YEARS

Built on Trust.



Burlington, Iowa

Located 7.7 miles north of Burlington on Bluff Rd./
Highway 99, then 1.4 miles east on 155th St.

104± ACRES

BIDDING OPENING: TUESDAY, JANUARY 13

CLOSING: TUESDAY, JANUARY 20 | 1PM CST 2026

Selling Free & Clear for 2026 Farming Season!



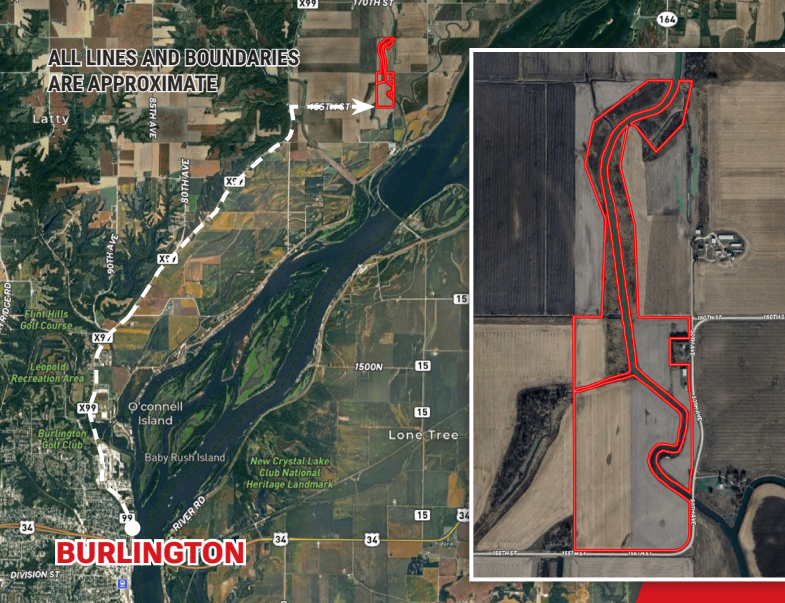
SteffesGroup.com | (319) 385-2000 |    

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



104.36± ACRES - SELLS IN 1 TRACT

- FSA indicates: 87 cropland acres with 21.29 acres are in CRP:
18.93 acres X \$300.00 = \$5,679.00, expires 9-30-2027.
2.36 acres X \$211.00 = \$498.00, expires 9-30-2028.
- CSR2 is 78.4 on the cropland acres.
- Buildings include: 40'x74' pole building w/ (2) sliding doors, dirt floor, enclosed workshop, 20'x40' older shed.
- Grain bins: (2) 3,000± bu. w/ dryer floor & fans, (2) 900± bu.
- Sections 25 & 36, Benton Township,
Des Moines County, Iowa.
- Tax Parcels: 07-36-200-004, 07-36-200-006,
07-25-400-004 = \$3,612.00 Net. Drainage: \$2,932.00

scan for full auction details!



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

Address Service Requested

PRSTD MKTG
US POSTAGE
PAID
FARGO, ND
PERMIT #315

Terms: 10% down payment due on January 20, 2026. Balance due at final settlement/closing with a projected date of March 6, 2026, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of March 6, 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.

GARY E. WIEGARD, JON M. WIEGARD & ALAN L. WIEGARD

Closing Attorney: Alyssa R. Stewart
Anderson, Roberts, Porth, Wallace, Stewart & Werner LLP

STEFFES REPRESENTATIVE MASON HOLVOET, (319) 470-7372

Iowa Real Estate Salesperson S69890000

