

# LAND AUCTION

## Butter County, Iowa

- SELLING FREE & CLEAR FOR 2027 FARMING SEASON -

**76± ACRES**  
SINGLE TRACT

📍 *Shell Rock, Iowa*

Land is located 3 miles north of Shell Rock, IA on N Public Rd/Yale Ave., then 0.3 miles west on 200th St.

**TIMED ONLINE**

**BIDDING OPENING: TUESDAY, JUNE 9**

**CLOSING: TUESDAY, JUNE 16 | 1PM** CDT 2026



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

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

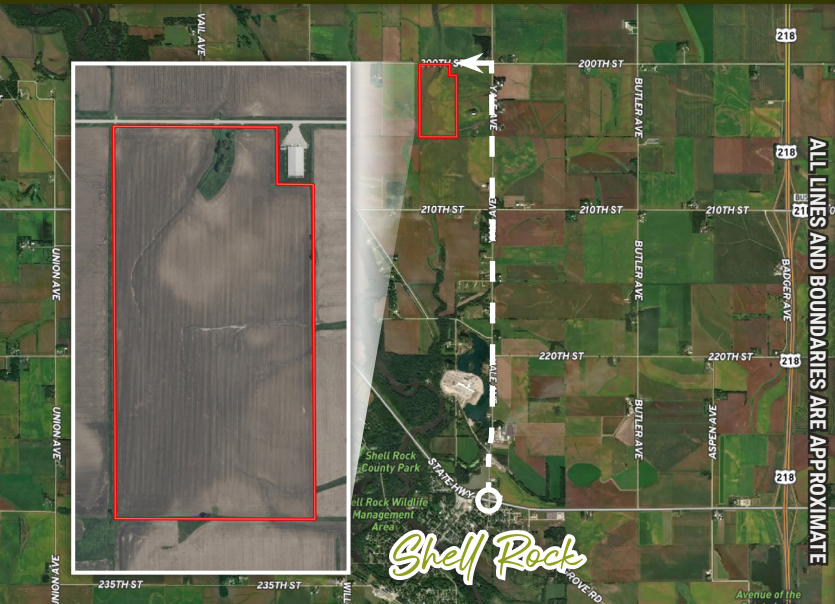
Announcements made the day of sale take precedence over advertising.

**76.85±** CROPLAND ACRES  
FSA INDICATES

**70.9** CSR2 ON THE  
TILLABLE ACRES

**76.88±**  
**ACRES**  
PENDING SURVEY

- Farm has some tile. View tile map on online.
- Farm has a recorded manure easement. View easement online.
- Section 26, Butler Township, Butler County, Iowa.
- Tax Parcel: 0826200042 = \$2,426.00 Net
- Not included: 2026 crop.



**Terms:** This online auction will have a 5% buyer's fee. Ten percent (10%) down payment on June 16, 2026. Balance due at final settlement/closing with a projected date of July 31, 2026, upon delivery of merchantable abstract and deed and all objections having been met.

**Landlord's Possession:** Projected date of July 31, 2026. Full possession given upon the completion of the 2026 fall harvest.

**Real Estate Taxes:** To be prorated to date of final settlement/closing on the basis of the last available tax statement. The 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

**SAMUEL J. AND JULIE A. BARNETT**

*Closing Attorney: Bradley Sloter of Noah, Smith, Sloter & Ellingson*

**STEFFES REPRESENTATIVES**

**MASON HOLVOET,**

**(319) 470-7372**

Iowa Real Estate Salesperson S69890000

**DUANE NORTON,**

**(515) 450-7778**

Iowa Real Estate Salesperson S64572000

