

LAND AUCTION

OPENS: TUESDAY, JANUARY 31

TIMED ONLINE

CLOSES: TUESDAY, FEBRUARY 7 | 1PM 2023 CST

Palo Alto County, Iowa

Emmetsburg, Iowa

80±
deeded acres

Buyer to Receive 100% of the 2023 Cash Rent!



641.423.1947 | SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, 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.



Auctioneer's Note: An opportunity to purchase a farm with 78.3 CSR! Perfect for an investment or add to your farming operation.

Land is located 5 miles south of Emmetsburg on Highway 4, then 5 miles west on B53/420th Street, then 3/4 mile south on 410th Avenue.

78.3
CSR!



ALL LINES AND BOUNDARIES ARE APPROXIMATE

TERMS: 10% down payment on February 7, 2023. Balance due at final settlement.

80± DEEDED ACRES

FSA indicates: 76.42 tillable acres.
Corn Suitability Rating 2 is 78.3 on the tillable acres.
Located in Section 20, Great Oak Township, Palo Alto County, Iowa.
Legal description: The West Half (W ½) of the Southwest Quarter (SW ¼) of Section Twenty (20), Township Ninety-five (95) North, Range Thirty-three (33) West of the 5th P.M., Palo Alto County, Iowa.

**Soil Maps, FSA Information, additional photos
and complete terms & conditions at SteffesGroup.com**

GARY & JOAN BECKMAN

Closing Attorney for Seller:

Laura E. Bergus of Hayek, Moreland, Smith & Bergus, LLP

Contact Mason Holvoet of Steffes Group, 641.423.1947 or 319.470.7372

Mason Holvoet Iowa Real Estate Salesperson S69890000



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