

AUCTION

TIMED ONLINE

Henry County, Iowa Land



109± ACRES

3 Tracts

Immediate Farming Rights Available!

Mt. Pleasant, Iowa

BIDDING OPENING: TUESDAY, MARCH 31

CLOSING: TUESDAY, APRIL 7 | 1PM CDT 2026

AUCTIONEERS NOTE:

Looking for a potential building site on a hard surface road close to Mt. Pleasant? Here is your chance to bid on 109± Acres, offered in 3 separate tracts. Take your pick of tracts ranging from 19 to 52 acres, with row crop, CRP income and a pond.



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. Ten percent (10%) down payment on April 7, 2026.
Balance due at final settlement/closing with a projected date of May 22, 2026

LAND LOCATED:

From Mt. Pleasant, IA take Highway 34 westbound to Exit 231, then proceed 2 miles north on Franklin Ave/W55.

TRACT 1: 52± ACRES (pending survey)

- Approx. 52± tillable acres with 25.56 acres in CRP.
- CSR2 is 59.4 on the tillable acres.
- This tract has terrace & tile.
- Section 25, Trenton Township, Henry County, Iowa.

TRACT 2: 38.5± ACRES (pending survey)

- Approx. 36± tillable acres with 14.50± acres in CRP.
- CSR2 is 56.9 on the tillable acres.
- This tract has a pond and is subject to a tower lease.
- Section 25, Trenton Township, Henry County, Iowa.

TRACT 3: 19.39± ACRES (pending survey)

- Approx. 16± tillable acres with 8.6± acres in CRP.
- CSR2 is 57.8 on the tillable acres.
- This tract has terrace & tile. Balance of land is timber.
- Section 25, Trenton Township, Henry County, Iowa.

THE SEVEN, LLC

*Closing Attorney: Paul Miller
of Miller Law Office*

**STEFFES REPRESENTATIVE
LYNN RICHARD, (319) 931-9090**

Iowa Real Estate Broker Associate B20720000



200TH ST
W55
ALL LINES AND
BOUNDARIES ARE
APPROXIMATE

T1

T2

T3

W55 200TH ST

W55

See full terms &
conditions online



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

Address Service Requested

PRSTD MKTG
US POSTAGE
PAID
FARGO, ND
PERMIT #315