

LAND AUCTION

TIMED ONLINE

Floyd County, Iowa

Rockford, Iowa

Bidding Opens: Wednesday, November 29

CLOSES: WEDNESDAY, DECEMBER 6 | 3PM CST 2023

39.42± Acres, 1 Tract

Get paid for owning this amazing recreational land! With an annual CRP income of \$6,387 and the added bonus of Shell Rock river frontage, this property has everything you could ask for!

Shell Rock River Frontage!

641.423.1947 | 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.



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From the east edge of Rockford, the land is located 1.4 miles south and east on T24/Ninth Street Road SE, then 2 miles south on Foothill Avenue. OR 3 miles west of Marble Rock on 270th Street, then 3 miles north on Foothill Avenue

39.42± Taxable Acres – Sells in 1 Tract

FSA indicates: 20.80 cropland acres, all of which are in CRP as follows:

11.14 acres X \$380.00 = \$4,233.00 & expires on 9-30-2052

9.66 acres X \$223.00 = \$2,154.00 & expires on 9-30-2025

Corn Suitability Rating 2 is 63.3 on the cropland acres.

Located in Section 35, Scott Township, Floyd County, Iowa.

Special Provisions: This online auction will have a 5% buyer's premium.

This means a buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.

Complete Terms, Conditions, and Special Provisions are at [SteffesGroup.com](https://www.steffesgroup.com)

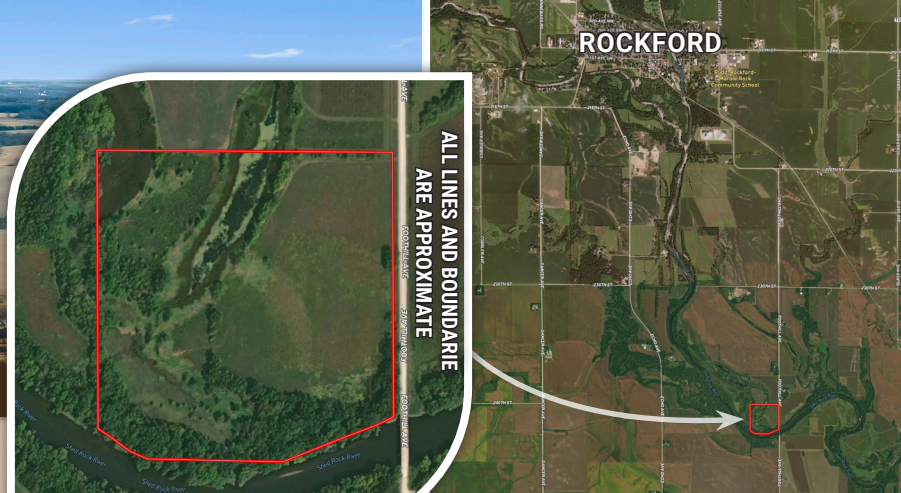
Simmons Perrine Moyer Bergman PLC – Closing Attorney

Contact Mason Holvoet of Steffes Group at 319.470.7372
or Dennis Behr of Behr Auction Service, LLC at 641.430.9489

Mason Holvoet - Iowa Real Estate Salesperson S69890000

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