LANDAUC TIMED ONLINE



46± ACRES

Lee County, Towa

AUCTIONEER'S NOTE:

Searching for the ideal mix of tillable land and timber?
This farm offers the perfect blend, featuring 34 acres of tillable
ground, with the remainder being timber for recreation.



O Donnellson, Towa

OPENING: WEDNESDAY, JULY 9

CLOSING: WEDNESDAY, JULY 16 | 1PM 2025



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

Announcements made the day of sale take precedence over advertising.







Terms: This real estate auction will have a 5% buyer's premium. 10% down payment due on July 16, 2025. Balance due at final settlement/closing with a projected date of August 29, 2025, upon delivery of merchantable abstract & deed and all objections having been met.

Possession: Projected date of August 29, 2025 (Subject to tenant's rights on the tillable land for the 2025-2026 farming season, full possession March 1, 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.

JEFFREY J. HORSEY & RENEE BLINT

Closing Attorney: Laura M. Krehbiel

STEFFES GROUP REPRESENTATIVEMASON HOLVOET, (319) 470-7372

Iowa Real Estate Salesperson S69890000



STEFFES &

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

Address Service Requested

PRSTD MKTG US POSTAGE PAID FARGO, ND PERMIT #315

46± ACRES - SELLS IN 1 TRACT

- FSA indicates: 34.11 cropland acres
- CSR2 is 52.4 on the cropland acres, balance being timber.
- Section 26, Van Buren Township, Lee County, Iowa.
- Tax Parcels: 012712261000020, Part 012712261000030, Part 012712261000050 = \$952.00 Approx. Net