

LAND AUCTION

TIMED ONLINE



Built on Trust.

46± ACRES

One Tract

Lee County, Iowa

Donnellson, Iowa



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.



OPENING: WEDNESDAY, JULY 9

CLOSING: WEDNESDAY, JULY 16 | 1PM

CDT
2025

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.



LAND LOCATED:

Located 3.4 miles south of
Donnellson, IA on Highway 27,
then 3.2 miles west on 255th St.,
then 0.5 miles south on 148th Ave.,
then 0.5 miles west on Croton Rd.

DONNELSON

210TH ST
218TH ST
245TH ST
250TH ST
148TH AVE
149TH AVE
CROTON RD
255TH ST

Donnellson Golf Club
Sugar Creek Bottoms

ALL LINES AND BOUNDARIES ARE APPROXIMATE

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DONNELLSON

Sugar Creek Bottoms


CROTON RD

255TH ST

148TH AVE

160TH AVE

ALL LINES AND BOUNDARIES ARE APPROXIMATE



PRSTD MKTG
US POSTAGE
PAID
FARGO, ND
PERMIT #315

- 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