

MAHASKA COUNTY, IOWA

AUCTION

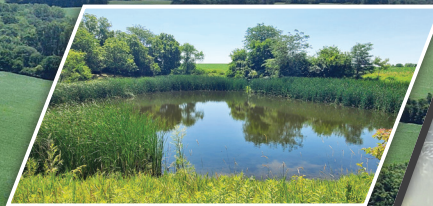
TIMED ONLINE

Land & Cabin

OPENING: TUESDAY, JULY 29

CLOSING: TUESDAY, AUGUST 5 | 1PM
CDT 2025

Fremont, Iowa



65 YEARS

Built on Trust.

104±

ACRES - 1 TRACT

LAND LOCATED:

2.6 miles north of Fremont, IA on N. Miles St/Whitwell Ave, then 0.5 miles east on 280th St. to 3284 280th St.

AUCTIONEERS NOTE:

Bid your price on this productive row crop land featuring a primitive cabin, two ponds, and scenic timber draws. Ideal for farming, recreation, or a potential building site overlooking the 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.



104± ACRES - SELLS IN 1 TRACT

- FSA indicates: 87.05 cropland acres with a CSR2 of 64.5.
- Primitive 12'x12' cabin (no electricity, no water) with a covered deck overlooking the pond. Cabin also has a 10'x10' lean to storage.
- 14'x20' shed with gravel floor & 7'x20' lean to.
- Property has two stocked ponds, rural water pit, a well & electricity.
- Sections 1 & 2, Cedar Township, Mahaska County, Iowa.
- Tax Parcels: 1602200003, 1602200004, 160110000 = \$2,834.00 Net
- **Included:** Windmill
- **Not included:** 2025 crops.

Terms:

10% down payment due on August 5, 2025. Balance due at final settlement/closing with a projected date of September 4, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Possession:

Projected date of September 4, 2025 for the cabin & ponds. Tillable land possession will be upon the completion of the 2025 fall harvest.

Real Estate Taxes:

To be prorated to date of the landlord's possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

OPEN HOUSE: TUESDAY, JULY 22 FROM 1-2PM



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

Address Service Requested

PRSTD MKTG
US POSTAGE
PAID
FARGO, ND
PERMIT #315



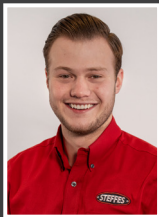
DONALD D. HERR II
Closing Attorney: John Wehr

STEFFES REPRESENTATIVES

MASON HOLVOET,
(319) 470-7372
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MASON



LYNN

