

**SEALED BID**

*Mitchell County, Iowa Land*

# AUCTION

**65** YEARS

Built on Trust.

**LAND LOCATED:**

Land is generally located 4 miles north of Osage, Iowa on Highway 218, then 1 mile west on 400th St.

*Buyer to Receive 100%  
of the 2025 Cash Rent!*

**AUCTIONEER'S NOTE:**

Submit your bids on these highly desirable Mitchell County farms. Offering stellar CSR2's of 93.9, 91.3 and 88.5, respectively. Bid on one tract or any combination of tracts.

SEALED BID DEADLINE:

**TUESDAY, APRIL 1 | 5PM** CDT 2025



**237± ACRES**  
**3 TRACTS**  
**93.9 CSR2!**



**SteffesGroup.com | (641) 423-1947**

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



Announcements made the day of submission deadline take precedence over advertising.

## **TRACT 1: 81.17 SURVEYED ACRES    TRACT 2: 37.32 SURVEYED ACRES    TRACT 3: 118.52 SURVEYED ACRES**

- FSA indicates: 80.04 cropland acres.
- CSR 2 is 91.3 on the cropland acres.
- Section 34, Mitchell Township, Mitchell County, Iowa.
- Tax Parcel:  
06-34-200-003 = \$3,068.00 Net

- FSA indicates: 35.90 cropland acres.
- CSR 2 is 88.5 on the cropland acres.
- Section 34, Mitchell Township, Mitchell County, Iowa.
- Tax Parcel:  
06-34-400-005 = \$1,348.00 Net

- FSA indicates: 115.86 cropland acres.
- CSR 2 is 93.9 on the cropland acres.
- Section 34, Mitchell Township, Mitchell County, Iowa.
- Tax Parcels:  
06-34-400-004 = \$4,568.00 Net

**Terms:** This sealed bid real estate auction will have a 5% buyer's premium. If you are declared the winning bidder, 10% down payment is due upon acceptance. Balance due at final settlement/ closing with a projected date of May 16, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

**Landlord's Possession:** Projected date of May 16, 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.

### **HOW TO BID:**

There are three ways to submit a bid. **All sealed bids need to be received by Tuesday, April 1, 2025 at 5:00PM CDT.**

1. Request a Sealed Bid Form to be completed via DocuSign. Please make requests to Mason.Holvoet@SteffesGroup.com
2. Download Sealed Bid Form from SteffesGroup.com. Email completed form to Mason.Holvoet@steffesgroup.com. If emailed, it shall be the bidder's responsibility to confirm bid form has been received.
3. Make an appointment with Mason Holvoet to fill out the Sealed Bid Form. Contact Mason at (319) 470-7372.

*Additional details at [SteffesGroup.com](https://www.steffesgroup.com)*



### **SELLER:**

**THOMAS ROGERS TRUST &  
THOMAS E. ROGERS ESTATE**

FIRST CITIZENS BANK - TRUSTEE & EXECUTOR  
*Closing Attorney: Collin M. Davison of Laird Law Firm*

**STEFFES GROUP REPRESENTATIVE  
MASON HOLVOET, (319) 470-7372**

Mason Holvoet - Iowa Real Estate Salesperson S6989000



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2245 E Bluegrass Rd,  
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