



CLINTON COUNTY, IOWA

# LAND AUCTION

*Recreational*

33±  
*surveyed  
acres*



*Wheatland, Iowa*

**TIMED  
ONLINE**

**BIDDING CLOSING: TUESDAY, JUNE 23 | 1PM** CDT 2026

Looking for a recreational timber tract? This timed online land auction may be just what you've been searching for. Conveniently located adjacent to the Wheatland Wildlife Area and along Yankee Run creek, this property offers excellent recreational opportunities with natural beauty.



**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.

From Wheatland, IA intersection of 130th Ave & Highway 30, proceed 0.25 miles east on Highway 30.

- Recreational timber piece, adjacent to the Wheatland Wildlife Area, which is 189± acres of conservation and public hunting area owned & managed by Clinton County Conservation Board.
- The land parcel is accessed by a 40-foot-wide easement on the East side with access from Highway 30. The easement runs along the neighboring property, which is the Wheatland Wildlife Area.
- Property borders Yankee Run creek on the southwesterly boundary.
- Section 15, Spring Rock Township, Clinton County, Iowa.

## J SQUARE INVESTMENTS, LLC

Closing Attorney: Jeffrey A. Egge of Wilson, Egge, & Loya P.C.



SCAN HERE  
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AUCTION  
ONLINE

## STEFFES REPRESENTATIVE

MASON HOLVOET, (319) 470-7372

Iowa Real Estate Salesperson S69890000



ALL LINES AND BOUNDARIES ARE APPROXIMATE

EASEMENT

Wheatland



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

Address Service Requested

**Please note:** The Clinton County Assessor and GIS Coordinator are working to correct an error that was recently discovered. As part of this correction, a new 0.45-acre parcel located within the city limits will be created. The acres assigned to existing parcel 5203031000 are correct. The .45 acres being assigned to the new parcel will be coming from the acre amount currently on 5203031000. This is not additional acreage. As a result, the property will consist of two tax parcels: existing parcel number 5203031000 and a second parcel number that is still to be assigned. Real estate taxes for the new parcel have not yet been determined.

**Terms:** This online auction will have a 5% buyer's fee. Ten percent (10%) down payment on June 23, 2026. Balance due at final settlement/closing with a projected date of August 7, 2026, upon delivery of merchantable abstract and deed and all objections having been met.

**Possession:** Projected date of August 7, 2026.  
**Real Estate Taxes:** To be prorated to date of possession on the basis of the last available tax statement. The seller shall pay any unpaid real estate taxes payable in prior years.

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