

# LAND AUCTION

TIMED ONLINE

**65** YEARS

Built on Trust.

OPENING: TUESDAY, OCTOBER 28

*Henny County, Iowa*

**85<sup>±</sup>**  
**ACRES**

📍 *Located on the east edge of Winfield, Iowa*

To settle the Estate of Charles J. Gaeta, this recreational hunting property will be offered on this timed online auction. Don't miss this opportunity to own land generating \$10,765 in annual CRP income, offering a perfect habitat for wildlife with timber cover, ponds and East Fork Crooked Creek running through the property.

**CLOSING: TUESDAY, NOVEMBER 4 | 1PM** CST 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.

# 85.64± ACRES - SELLS IN 1 TRACT

- FSA indicates: 50.53 cropland acres of which 47.54 acres are in CRP: 37.54 acres X \$250.14 = \$9,390.00 and expires on 9-30-2034 10 acres X \$137.48 = \$1,375.00 and expires on 9-30-2033
- CSR2 is 33.3 on the cropland acres.
- Balance of land is timber, ponds and East Fork Crooked Creek runs through the property.
- Located in Sections 15 & 16, Scott Township, Henry County, Iowa.
- Tax Parcels: 050031530000100, 050031530000200, 350031642900300, 350031642900400 = \$954.00 Net



**Terms:** 10% down payment due on November 4, 2025. Balance due at final settlement/closing with a projected date of December 19, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

**Possession:** Projected date of December 19, 2025.

**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.

## CHARLES J. GAETA ESTATE PHILIPPA CLESTER – EXECUTOR

**CLOSING ATTORNEY:**

*Roger Huddle of Weaver & Huddle Law*

## STEFFES REPRESENTATIVE MASON HOLVOET, (319) 470-7372

Iowa Real Estate Salesperson S69890000



scan for  
full details



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

**Address Service Requested**

PRSTD MKTG  
US POSTAGE  
**PAID**  
FARGO, ND  
PERMIT #315