

Commercial LAND AUCTION

Lee County, Iowa

TIMED ONLINE

65 YEARS

Built on Trust.

13± ACRES

AUCTIONEER'S NOTE:

Seize the opportunity to establish your business at this high-traffic location. Whether you are planning to build a new office, shop, or facility, this prime location is situated at the crossroads of Highway 218 & 61, ensuring maximum visibility.

Keokuk, Iowa

BIDDING OPENING: TUESDAY, OCTOBER 7

CLOSING: TUESDAY, OCTOBER 14 | 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 on the west edge of Keokuk, IA at the intersection of Highway 218 & 61.

JAMES G. BAIER, MELINDA GOLDIE AND MICHAEL BAIER

*Closing Attorney: Richard Fehseke III
of Fehseke & Gray Law Offices*

STEFFES REPRESENTATIVE MASON HOLVOET, (319) 470-7372

Iowa Real Estate Salesperson S69890000



13.478± DEEDED ACRES - SELLS IN 1 TRACT

Excellent traffic exposure with a
Total Roadway Average Annual Daily Traffic (AADT) of 8,600.

Located within Keokuk, IA city limits & Zoned C2.

Approx. 12± cropland acres.

CSR2 is 55.4 on the cropland acres.

Tax Parcel: 044621104000100 = \$524.00 Net

Terms: 10% down payment due on October 14, 2025. Balance due at final settlement/closing with a projected date of November 28, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of November 28, 2025.

Real Estate Taxes: To be prorated to date of final settlement/closing on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.



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

Address Service Requested

PRSTD MKTG
US POSTAGE
PAID
FARGO, ND
PERMIT #315