

# REAL ESTATE AUCTION

Lee County, Iowa

TIMED ONLINE

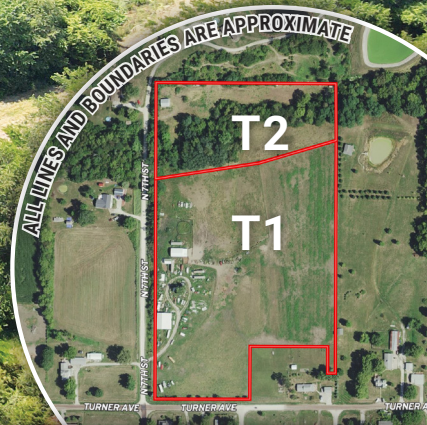
2 tracts  
**18+**  
acres

subject to survey

Opens: Wednesday, July 17

**CLOSES: WEDNESDAY, JULY 24 AT 10AM** CDT 2024

📍 190 N 7th Street, Denmark, Iowa



SteffesGroup.com | 319.385.2000  
Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641  
Mason Holvoet - Iowa Real Estate Salesperson S69890000 | Announcements made the day of sale take precedence over advertising.



Looking for a secluded building spot or open pastures?  
This auction offers both! You can buy one or both tracts!

Open House: July 10 from 10-11AM

### Tract 1 – Three Pole Buildings on 14± Acres

- Looking for pasture or hay ground? This tract offers everything you need, complete with outbuildings and interior fencing. Making it an ideal setup for horses or 4H projects.
  - Buildings include:
    - 39'x60' pole building w/a 14'x60' lean to. The 39'x60' building has a 12'x12' overhead door w/opener, 17.5'x12' sliding door, partial concrete, LED shop lights, water hydrant & 200 amp electrical. The 14'x60' has a kitchen/living area w/gas space heater, full bathroom and a bedroom w/a stackable washer/dryer. Property has Rathbun rural water.
    - 30'x45' open faced pole building w/14'x60' lean to.
    - 16'x24' pole building.
  - Approx. 7 acres tillable, balance being pasture & buildings.
  - Corn Suitability Rating 2 is 67.9 on the tillable acres.
  - Tax Parcel: Partial 120504294270030 = \$645.00 Net Approx.
- Included:** Attached fencing, Stackable washer/dryer, LP tank, Remaining LP in LP tank, Any item present on the day of final settlement/closing.  
**Not included:** Air compressor, Van Trailers, Farm Equipment & Personal Property.

### Tract 2 – Pole Building on 4.75± Acres

- This tract offers a potential building spot surrounded by timber, making this a great hideaway location on a dead-end road.
  - Property includes a 26'x30' pole building w/a dirt floor and a 10.5'x11' sliding door.
  - A creek runs through the property.
  - Tax Parcel: Partial 120504294270030 = \$155.00 Net Approx.
- Included:** Any item present on the day of final settlement/closing.



**Terms:** This auction will have a 5% buyer's premium. 10% down payment on July 24, 2024. Balance due at final settlement with a projected date of September 6, 2024, upon delivery of merchantable abstract and deed and all objections having been met.  
**Possession:** Projected date of September 6, 2024.  
**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.

Complete terms & conditions online at [SteffesGroup.com](https://SteffesGroup.com)



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

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## JAMES R. GOODWIN ESTATE

Tammy Dingman - Executor

Christy L. Popejoy of Napier, Wolf & Popejoy LLP – Closing Attorney

Contact Steffes Group Representative  
MASON HOLVOET, 319.470.7372