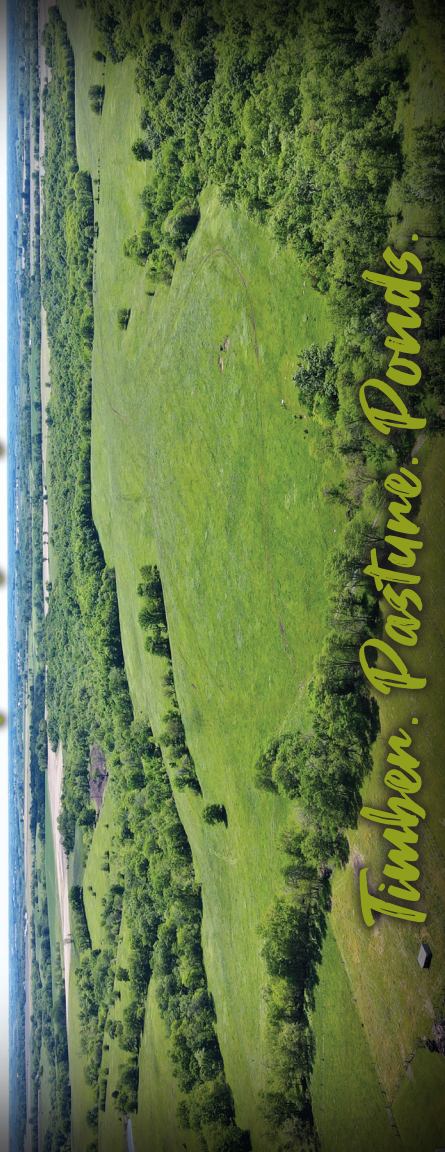




# LAND AUCTION

*Monroe County, Iowa*

213± ACRES - 1 TRACT  
*pending survey*



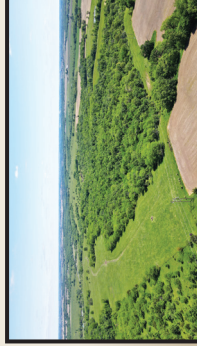
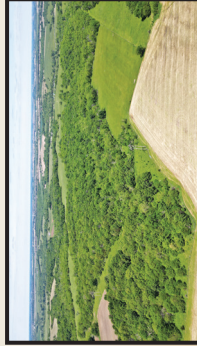
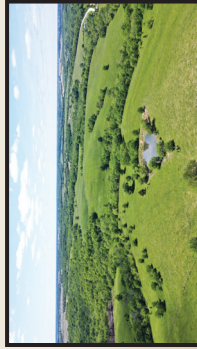
*Timber. Pasture. Ponds.*

TIMED  
ONLINE

CLOSING: THURSDAY, AUGUST 6 | 1PM  
CDT 2026

*Albia, Iowa*

This Monroe County pasture farm features timber, two ponds, and a creek that create ideal wildlife habitat. Whether you're looking for recreational opportunities or productive livestock ground, this farm is ready to meet your needs.



SteffesGroup.com | (319) 385-2000



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

- Approx. 109 tillable acres, of which 6.01 acres are in hay production, balance of the tillable acres are being used as pasture.
- CSR2 is 40.6 on the tillable acres.
- Balance of the land is timber, 2 ponds and a creek running through the property.
- The southeast hay field has been accessed via a verbal easement agreement with the adjoining landowner to the south.
- Located in Section 1 of Troy, Section 6 of Mantua, Section 31 of Pleasant, and Section 36 of Bluff Creek Townships in Monroe County, Iowa.

## DEBBIE & STEVE LANDGREBE

Closing Attorney: Cynthia D. Hucks  
of Box & Box Attorneys

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

Iowa Real Estate Salesperson S69890000



ALL LINES AND  
BOUNDARIES  
ARE APPROXIMATE



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

Address Service Requested



FOR COMPLETE  
AUCTION DETAILS,  
SCAN HERE TO VISIT  
[STEFFESGROUP.COM](https://www.steffesgroup.com)

### Land located:

From the intersection of Hwy 5 & IA-137 N in Albia, IA proceed north on IA-137 N for 0.9 miles, then 2.4 miles east on 165th St., then 1.2 miles north on 672nd Ave., then 0.6 miles east on 160th St.

**Terms:** This online auction will have a 5% buyer's fee. Ten percent (10%) down payment on August 6, 2026. Balance due at final settlement/closing with a projected date of Sept. 21, 2026, upon delivery of merchantable abstract and deed and all objections having been met.

**Possession:** Projected date of Sept. 21, 2026. Selling subject to tenant's rights on the pasture & hay ground. Full possession March 1, 2027 on the pasture & hay ground. Timber ground possession projected date of Sept. 21, 2026.

**Real Estate Taxes:** To be prorated to date of final settlement/closing 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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