

Timed Online

LAND AUCTION

Clinton County, Iowa

76.8
CSR2

CLOSES: WEDNESDAY, APRIL 5 | 1PM CDT 2023
Opens: Wednesday, March 29

*Buyer to
Receive 100%
2023 Cash Rent!*

Auctioneer's Note:

This Timed Online Auction offers tillable land with recreational opportunities. Located between two hard surface roads of Dunn Road & Central Steel Road within the town of Camanche is this 115± acres with approx. 67 acres tillable boasting a 76.8 CSR2.

115±
acres

Scan Me!



 *Camanche, Iowa*

319.385.2000 | SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641



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Announcements made the day of sale take precedence over advertising.





Land is located 3/4 miles south on Dunn Road from Highway 30/Lincoln Way

115± ACRES (subject to final survey)

Approx. 67 tillable acres.

Corn Suitability Rating 2 is 76.8 on the tillable acres.

Located in Section 21, Camanche Township, Clinton County, Iowa.

Zoned RS Suburban Residence with the exception of portions of the far easterly side of parcel 1018350100 which is zoned B-2 Highway Outlaying Commercial.

TERMS: 10% down payment on April 5, 2023. Balance due at final settlement.



2245 East Bluegrass Road
Mt. Pleasant, IA 52641

PRESORTED
MARKETING
US POSTAGE
PAID
PERMIT #315
FARGO, ND

ROBERT L. STEVENSON, JR.

Closing Attorney for Seller:

Nicolas AbouAssaly of Simmons Perrine Moyer Bergman P.L.C.

For information contact Mason Holvoet of Steffes Group,
319.385.2000 or 319.470.7372

Mason Holvoet - Iowa Real Estate Salesperson S69890000