



Built on Trust.

*Lee County, Iowa*

**SEALED BID**

# LAND AUCTION

**37±  
ACRES**

*Donnellson, Iowa*

Looking for a smaller piece of productive tillable land? This 37± acre farm has 33± acres tillable with a 65.8 CSR2. This tract also offers surrounding timber cover for deer and a potential building site. Submit your bid today on this beautiful farm.

*Buyer to receive 100% of the 2026 Cash Rent!*

**DEADLINE: TUESDAY, NOVEMBER 18 | 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.



## 37.09± ACRES - SELLS IN 1 TRACT

- 33.63± cropland acres.
- CSR2 is 65.8 on the cropland acres.
- Balance being timber with walnut trees.
- Located in Section 3, Harrison Township, Lee County, Iowa.
- Tax Parcel: 031306034000050 = \$1,206.00 Net

**Terms:** This sealed bid real estate auction will have a 5% buyer's premium. If you are declared the winning bidder, 10% down payment is due upon acceptance. Balance due at final settlement/closing with a projected date of December 30, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

**Landlord's Possession:** Projected date of December 30, 2025 (Subject to tenant's rights on the tillable land for the 2026 farming season).

**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.

Land located 5 miles north of Donnellson, IA on Highway 218, then 4.1 miles west on J40/160th St., then 1 mile south on 140th Ave.



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

Address Service Requested

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



**SCAN FOR FULL  
AUCTION DETAILS  
& BIDDING  
INSTRUCTIONS**

## ANTHONY B. HAFFNER

*Closing Attorney: Alicia M. Stuekerjuergen*

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

Iowa Real Estate Salesperson S69890000

