

# Keokuk County, Iowa LAND AUCTION & Acreage

**65** YEARS  
Built on Trust.

T1 **Sigourney, Iowa**

OPENING: THURSDAY, MAY 15  
CLOSING: THURSDAY, MAY 22 | 1PM CDT 2025

**40± Acres,  
2 Tracts**  
subject to final survey

## AUCTIONEER'S NOTE:

Your chance to own a piece of the countryside! Tract 1 offers a spacious home with a greenhouse and pond, perfect for country living. Tract 2 is tillable land, currently in hay production. Buy Tract 1, Tract 2 or both on this timed online auction event!

## TRACT 1: HOME & GREENHOUSE ON 9± ACRES

- Custom built 2-story home with 5 bedrooms, 4 baths, 2,688 total sq. ft. of living space on two levels. Home was built by the Amish in 2009.
- Home offers an open concept kitchen, dining & living area with oak hardwood floors. The kitchen has Amish custom made cabinets & island.
- Main level bedroom with walk in closet and bathroom w/ jetted tub. Also on the main level is an office with adjoining solarium, laundry room & pantry closet.
- Upstairs has four bedrooms & two bathrooms.
- Full walkout basement with family room, full bathroom, entry area for the walkout basement, furnace room & ample storage.
- Other amenities include an attached 26'x36' garage, 8'x52' open front porch, 8'x52' deck overlooking the stocked pond & volleyball court, High efficient gas furnace & central air and a well.

## TRACT 2: 31± ACRES

- Approx. 29.5 tillable acres.
- Corn Suitability Rating 2 is 32.3 on the tillable acres.
- Located in Section 14, Plank North Township, Keokuk County, Iowa.
- Part of Tax Parcel: PLTOS-090300 = \$446.00 Approx. Net
- Not included: 1st & 2nd cuttings of hay, Hay bales.

- Outbuildings include partially enclosed approx. 35'x72' greenhouse w/ concrete pit, in floor water lines & holding tanks, approx. 28'x34' storage shed, approx. 27'x25' insulated packing house w/ 12' basement storage & (3) 12'x12'OH doors, 12'x20' calf shed w/ water hydrant, please note the 38'x16' camper/truck bay will be taken down (concrete to remain) prior to final settlement/closing.
- Part of Tax Parcel: PLTOS-090300 = \$3,634.00 Approx. Net
- **Included:** Microwave, Wood burning stove (basement), Any item present on the day of final settlement/closing.
- **Not included:** Wood burning stove (main level), LP tank (leased), Water softener (leased), Water conditioner system (leased), Refrigerator, Freezer, Stove, Washer, Dryer, Hydroponic system, Dinner bell, Stove, (basement), Refrigerator (basement), Center island (basement), SS 3 bay sink (basement), Freezers (basement), Wood stove (packing house), All produce will be pulled, All personal property, 38'x16' camper/truck bay will be taken down (concrete to remain).



SCAN ME

**OPEN HOUSE:  
THURSDAY, MAY 8  
FROM 1-2PM**

**Located 5.5 miles east of Sigourney on Highway 92, then 3.6 miles north on 270th Ave. to 18497 270th Ave., Harper, IA**



ALL LINES AND BOUNDARIES ARE APPROXIMATE

**SIGOURNEY**

## PLEASE NOTE:

Steffes Representatives will be on-site to assist with online bidding on Thursday, May 22, starting at Noon.

## STEFFES GROUP REPRESENTATIVE

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

Iowa Real Estate Salesperson S69890000



**WAYNE C. & ROBECCA J. SNODGRASS**

*John Wehr – Closing Attorney*



**SteffesGroup.com | (319) 385-2000**

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



Keokuk County, Iowa

# LAND AUCTION

TIMED ONLINE

40± Acres,  
2 Tracts

subject to final survey

CLOSING: THURSDAY, MAY 22 | 1PM CDT 2025



SteffesGroup.com | (319) 385-2000

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



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



PRESORTED  
STANDARD  
US POSTAGE  
PAID  
Permit #472  
BRAINERD, MN



T1



T1



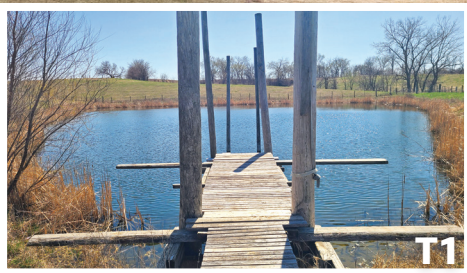
T1



T1



T1



T1



T2



T2

**Terms:** 10% down payment on May 22, 2025. Balance due at final settlement/closing with a projected date of July 21, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

**Possession:** Projected date of July 21, 2025.

**Real Estate Taxes:** To be prorated to date of possession on the basis of the last available tax statement. The seller shall pay any unpaid real estate taxes payable in prior years.

#### Special Provisions:

- This online auction will have a 5% buyer's premium. This means a buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- Tracts will be linked together with the bidding set to close simultaneously. If a bid is placed with less than 4 minutes left, the time on the auction will extend to another 4 minutes. This will continue until no bids are placed within the last 4 minutes. Each Tract will stay in bidding extension until there are no more bids placed on any of the Tracts that are linked together.
- Down payment is due on the day the bidding closes and signing of the real estate contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.
- Land is selling free and clear for the 2025 farming season.
- It shall be the obligation of the Buyer to report to the appropriate County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. Final tillable acres to be determined by the FSA office, as tract lines may overlap field lines.
- Tract 1 will be surveyed by a licensed surveyor, at Seller's expense. Tract 1 will be sold lump sum price. In the event the final survey is not completed by auction day or if the recorded survey is different than the announced gross surveyed acres, no adjustments will be made to the final contract purchase price of Tract 1.
- This real estate auction is selling subject to final approval of the survey and subdivision requirements of the county, if required.
- Tract 2 will be sold on a per acre basis, with the multiplier derived from the Assessor's gross acres being subtracted from the gross surveyed acres of Tract 1. In the event the final survey of Tract 1 is not completed by auction day or if the recorded survey is different than the announced gross surveyed acres of Tract 1, adjustments to the final contract purchase price will be made accordingly at final settlement/closing only on Tract 2.
- The Seller is not required to provide a survey of Tract 2. If the Buyer chooses to obtain a survey, the cost of the survey will be the Buyer's responsibility. The final contract purchase price will not be adjusted to reflect any differences between the surveyed acres and acres stated.
- If one Buyer purchases more than one tract, the Seller shall only be obligated to furnish one abstract and deed (Spouses constitute one Buyer).
- Tract 1, Seller shall bear the responsibility and expense to have the septic system pumped & inspected, prior to closing, as required by the Iowa DNR. It shall also be the Seller's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with Keokuk County & Iowa Laws & regulations. Prior to closing, the Seller shall acquire the proper paperwork required by the Keokuk County Sanitarian for the septic system.
- This auction sale is not contingent upon Buyer's financing, appraisal(s), or any other Buyer contingencies.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited and paid to Seller.
- The Buyer shall be responsible for any fencing in accordance with state law.
- The Buyer shall be responsible for installing own entrances if needed or desired.
- If in the future a site clean-up is required, it shall be at the expense of the Buyer.
- All mineral rights, if any, held by Seller will be transferred to Buyer upon closing.
- This real estate is selling subject to any and all covenants, restrictions, encroachments, easements, rights-of-way, ordinances, resolutions, leases, and mineral reservations, as well as all applicable zoning laws.
- All lines, drawings, boundaries, dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents.
- The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate.
- Steffes Group, Inc. is representing the Seller. Bidder acknowledges they are representing themselves in this real estate transaction.
- Any announcements published or made the day of auction take precedence over advertising.