

LAND AUCTION

TIMED ONLINE

Clinton County, Iowa

65 YEARS

Built on Trust.

76[±]
acres

ONE TRACT

OPENING: TUESDAY, SEPTEMBER 9

BIDDING CLOSING: TUESDAY,
SEPTEMBER 16 | 1PM CDT 2025

Goose Lake, Iowa

Located 2.6 miles east of Goose Lake, IA on
Highway 136, then 2.4 miles north on 390th Ave.

AUCTIONEER'S NOTE:

An opportunity to invest in Clinton County farmland with additional income from the Wind Farm Easement Agreement Option.

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.





Terms: This real estate auction will have a 5% buyer's premium. 10% down payment due on September 16, 2025. Balance due at final settlement/closing with a projected date of October 31, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of October 31, 2025. (Subject to tenant's rights on the tillable land for the 2025-2026 farming season, full possession March 1, 2026).

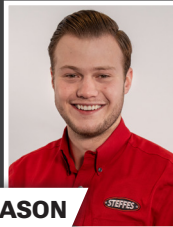
Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

STEFFES GROUP REPRESENTATIVES

MASON HOLVOET

(319) 470-7372

Iowa Real Estate
Salesperson S69890000



MASON

DUANE NORTON

(515) 450-7778

Iowa Real Estate
Salesperson S64572000



DUANE

76.82± ACRES – SELLS IN 1 TRACT

- FSA indicates: 75.75 cropland acres
- CSR2 is 50.3 on the cropland acres.
- Farm has some tile. View website for tile map.
- Farm has a Wind Farm Easement Agreement in place with the second Option Term exercised at \$4,000 annually through 2027. View website for Easement Agreement information.
- Section 23, Deep Creek Township, Clinton County, Iowa.
- Tax Parcels: 1404365000, 1404370000 = \$2,100.00 Net



WALLACE H. & JOAN F. KRUSE
JOINT PROPERTY TRUST

Closing Attorney:
James D. Bruhn



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

Address Service Requested

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