

LAND AUCTION

TIMED ONLINE

OPENING: THURSDAY, JANUARY 8

Keokuk County, Iowa

CLOSING: THURSDAY, JANUARY 15 | 1PM CST 2026

Hedrick, Iowa

132±
ACRES

Selling Free & Clear for 2026!

Need pasture ground for your cattle? This versatile combination farm has what you're looking for: a 40'x40' cattle barn with rural water, fenced pasture featuring four ponds with cattle waterers, and an ideal layout for rotational grazing. This property also includes timber that provides excellent wildlife habitat and hunting opportunities. Bid your price on this farm!



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.



65 YEARS

Built on Trust.

132.4± ACRES - SELLS IN 1 TRACT

- 40'x40' cattle barn with Wapello Rural Water to the cattle waterer & 2 wells (condition unknown).
- Fenced pastures with 4 ponds with cattle waterers, mostly newer barb wire fencing & 20 terraces.
- FSA indicates: 41.68 cropland acres.
- CSR2 is 63.6 on the cropland acres.
- Located in Sections 16 & 17, Steady Run Township, Keokuk County, Iowa.
- Tax Parcels: SRTOP-019100, SRTOP-019200, SRTOP-019400, SRTOP-020100, SRTOP-020000= \$2,350.00 Net
- Property Address: 30951 180th Avenue, Hedrick, Iowa
- Included: Attached fencing, Any item present on the day of final settlement/closing.
- Not included: (3) Large rocks, Hay bales, Livestock feeders, Unattached fencing, All farm & cattle equipment.

Terms: 10% down payment due on January 15, 2026. Balance due at final settlement/closing with a projected date of March 2, 2026, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of March 2, 2026.

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.

ANDY VOGEL

Closing Attorney: John Wehr

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

Iowa Real Estate Salesperson S69890000



*Land located 3 miles east of
Hedrick, IA on Highway 149,
then 2 miles north on
3rd St/180th Ave.*

ALL LINES AND BOUNDARIES
ARE APPROXIMATE

Hedrick



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

Address Service Requested

PRSTD MKTG
US POSTAGE
PAID
FARGO, ND
PERMIT #315