

LAND AUCTION

TIMED ONLINE

Washington County, Iowa

**169±
ACRES**
2 Tracts

T1

T2

BIDDING OPENING: THURSDAY, APRIL 2
CLOSING: THURSDAY, APRIL 9 | 1PM CDT 2026

Crawfordsville, Iowa

Take a look at this secluded hunting and recreational property featuring mature timber and East Fork Crooked Creek winding through the land. Whether you're seeking a private getaway, prime wildlife habitat, or a smart investment opportunity, this property delivers with income from CRP & tillable acres.



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. Ten percent (10%) down payment on April 9, 2026.
Balance due at final settlement/closing with a projected date of May 25, 2026.

See full terms
& conditions
online



ALL LINES AND
BOUNDARIES ARE
APPROXIMATE

T1

T2

Crawfordsville



MARY F. GRABER ESTATE
EXECUTOR: GREGORY L. GRABER

*Closing Attorney: Katie M. Lujan
of Washington Law Office, LLP*

STEFFES REPRESENTATIVE
LYNN RICHARD, (319) 931-9090

Iowa Real Estate Broker Associate B20720000

TRACT 1: 76± ACRES (pending survey)

- Approx. 42± tillable acres all of which are in CRP.
- CSR2 is 75.6 on the tillable acres.
- Seller states field has some pattern tile, no maps available.
- Balance being timber and East Fork Crooked Creek runs through the property.
- Section 29, Crawford Township, Washington County, Iowa.

TRACT 2: 93± ACRES (pending survey)

- FSA indicates: 38.5 tillable acres, with 5.25 acres in CRP.
- CSR2 is 62.6 on the tillable acres.
- Balance being timber and East Fork Crooked Creek runs through the property.
- Sections 28 & 29, Crawford Township, Washington County, Iowa.



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

Address Service Requested

PRSTD MKTG
US POSTAGE
PAID
FARGO, ND
PERMIT #315