

SEALED BID

AUCTION

Linn County, Iowa Land & Acreage



682± ACRES - 9 TRACTS

Selling Free & Clear for 2026 Farming Season!

Unprecedented Linn County, IA Land & Acreage Auction!

An exceptional opportunity to own 682± acres, offered in nine tracts. From investment-quality row crop land with CSR2 ratings up to 81.9 to recreational and country living tracts, this auction truly has it all. Located just 2.3 miles west of Alburnett on Roosevelt Street, these properties present a rare chance to invest in high-quality Linn County land.

DEADLINE: THURSDAY, DEC 11 | 10AM CST 2025



TRACT 1: 77.5± ACRES

- 77± cropland acres. CSR2 is 79 on the cropland acres.
- Section 17, Otter Creek Township, Linn County, Iowa.

TRACT 2: 79± ACRES

- 79± cropland acres. CSR2 is 80.4 on the cropland acres.
- Section 17, Otter Creek Township, Linn County, Iowa.

TRACT 3: 70.8± ACRES

- 70± cropland acres. CSR2 is 63.5 on the cropland acres.
- Section 27, Otter Creek Township, Linn County, Iowa.

TRACT 4: 77.11± ACRES

- 76± cropland acres. CSR2 is 67.9 on the cropland acres.
- Section 27, Otter Creek Township, Linn County, Iowa.

TRACT 5: 112± ACRES - pending Tract 9 survey

- 110± cropland acres. CSR2 is 81.9 on the cropland acres.
- Sections 21, 22, 27 & 28, Otter Creek Township, Linn County, Iowa.

TRACT 6: 140.13± ACRES

- 134± cropland acres. CSR2 is 70.4 on the cropland acres.
- Sections 21 & 22, Otter Creek Township, Linn County, Iowa.

TRACT 7: 97± ACRES - pending Tract 9 survey

- 97± cropland acres. CSR2 is 70.9 on the cropland acres.
- Sections 21 & 28, Otter Creek Township, Linn County, Iowa.

TRACT 8: 12.49± ACRES

- 11.48± cropland acres. CSR2 is 79.3 on the cropland acres.
- Section 21, Otter Creek Township, Linn County, Iowa.

TRACT 9: 2-STORY HOME & BUILDINGS

ON 16± ACRES - pending survey

- Address: 3053 Roosevelt St, Alburnett, IA.
- Renovated country home with 4 bedrooms, 1-3/4 baths, 2,332 total sq. ft. of living space on two levels.
- This historic home was built in 1845 and was remodeled & updated in 2014.
- Home features a beautiful kitchen with breakfast island, refrigerator, stove, microwave & dishwasher.
- The main level has a living room with gas fireplace (non-functioning, needs to be checked prior to use), main bedroom with 3/4 bath, formal dining room, laundry room with washer & dryer, mudroom with sink and a four-season family room with mini split unit. The upstairs offers 3 bedrooms and a full bathroom.
- Amenities include a 19kw solar panel electrical system, concrete patio, garden space, high efficient gas furnace & central air, steel roof, new septic system installed in 2016 and a new well in 2014. Property has natural gas.
- 32'x36' detached 3 car garage with concrete floor, insulated, steel lined, electric heat & mini split unit.
- Tract has over 8 outbuildings to include: 48'x128 and a 45'x75' machine sheds. View complete list & details online.
- Grain bins include: Sukup grain dryer system, 19,794 bu., 16,098 bu., 8,486 bu., (2) 7,446 bu., 6,540 bu., (2) 5,648 bu., (2) Grain legs, (4) Silos.
- Balance of land is timber.

Terms: If you are declared the winning bidder, 10% down payment is due upon acceptance. For Tracts 1-8, balance due at final settlement/closing with a projected date of February 11, 2026, upon delivery of merchantable abstract and deed and all objections having been met. For Tract 9, balance due at final settlement/closing with a projected date of April 1, 2026.

Possession: Tracts 1-8 = Projected date of February 11, 2026. Tract 9 = Projected date of April 1, 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.

See complete terms & conditions online at SteffesGroup.com

Tracts 1 & 2: Located 2.8 miles west of Alburnett on Roosevelt St., then 1.3 miles north on E. Otter Rd., then 0.2 mile west on Old Center Rd., then 0.8 mile north on Troy Mills Rd.

Tracts 3 & 4: Located 1.2 miles west of Alburnett on Roosevelt St.

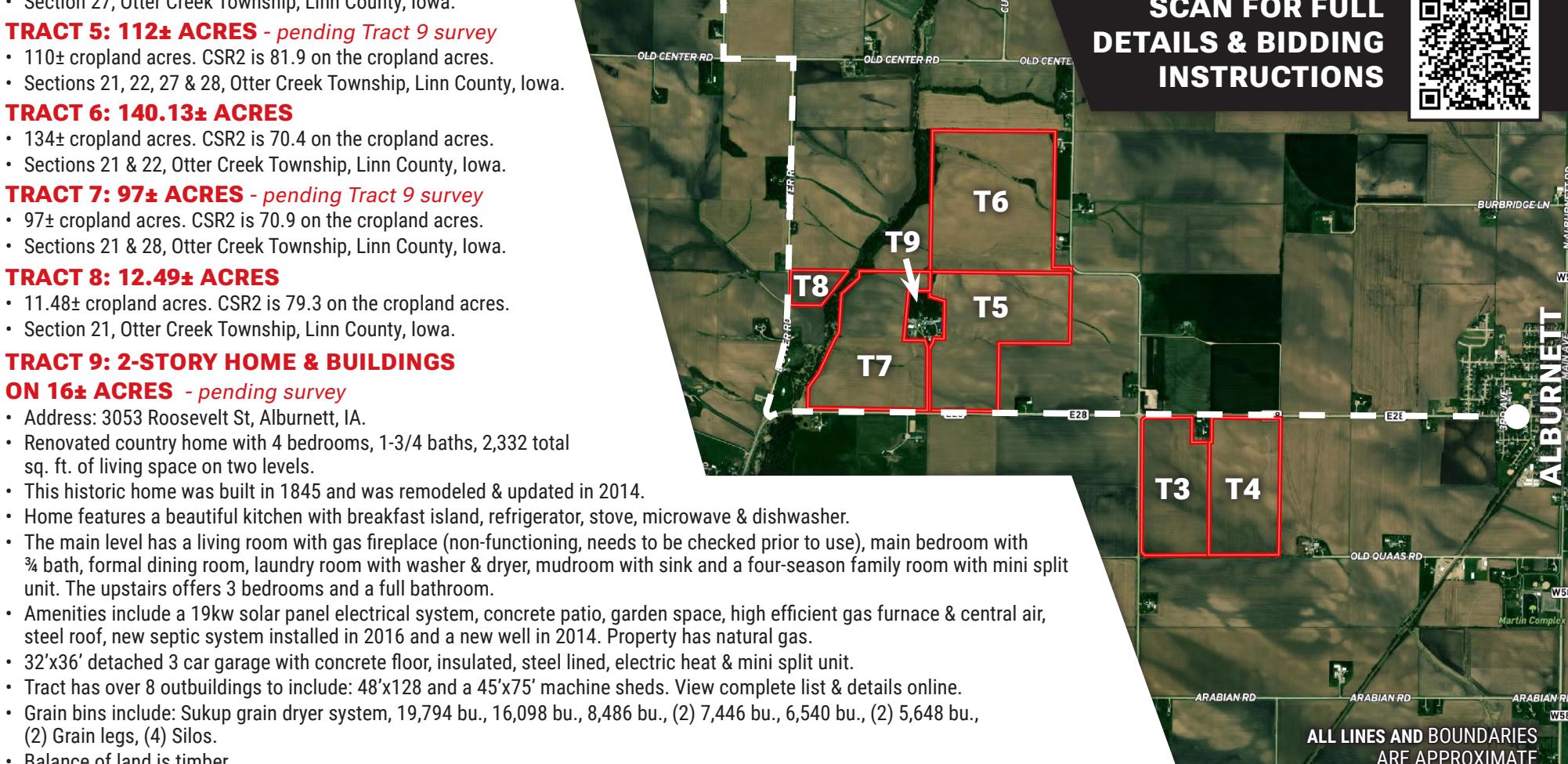
Tracts 5, 7 & 9: Located 2.3 miles west of Alburnett on Roosevelt St.

Tract 6: Located 1.5 miles west of Alburnett on Roosevelt St.

Tract 8: Located 2.8 miles west of Alburnett on Roosevelt St., then 0.5 mile north on E. Otter Rd.

OPEN HOUSE: NOV 19, FROM 4-6PM
REPRESENTATIVES WILL BE AT TRACT 9

SCAN FOR FULL
DETAILS & BIDDING
INSTRUCTIONS



ALL LINES AND BOUNDARIES
ARE APPROXIMATE

STEFFES
REPRESENTATIVE
MASON HOLVOET,
(319) 470-7372

Iowa Real Estate Salesperson S69890000



WINDFIELD FARMS, INC.

ESTATE OF BARBARA & LOREN WINDFIELD

Closing Attorney - Kyle W. Wilcox of Simmons, Perrine, Moyer, Bergman, PLC

SteffesGroup.com | (319) 385-2000 |

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





TIMED ONLINE

DEC 11 & 18
682± ACRES
IN 9 TRACTS

Alburnett, Iowa



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 #315
FARGO, ND

ALBURNETT, IOWA



2020 CASE IH
MAGNUM 340 CVT

AUCTION

Windfield Farms, Inc. Retirement

TIMED ONLINE

BIDDING OPENING: THURSDAY, DECEMBER 11
CLOSING: THURSDAY, DECEMBER 18 | 10AM

CST 2025

After many successful years of farming, the Windfield family has made the decision to retire and will be offering their full line of well-maintained, quality equipment at auction. This is a rare opportunity to purchase clean, field-ready equipment. Whether you're looking to upgrade your equipment or expand your current operation, this auction offers reliable, late-model equipment ready to work!



2011 CASE IH 7120



2000 FREIGHTLINER COLUMBIA



2011 TIMPTE SUPER HOPPER



BRENT 1082

DAN WINDFIELD, (319) 551-1096



EQUIPMENT PREVIEW:
BY APPOINTMENT WITH DAN

SCAN TO BID! MORE ITEMS ONLINE!



FINANCING BUILT
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STEFFES REPRESENTATIVE
DUANE NORTON, (515) 450-7778

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

All items sold as is where is. Payment of cash, check, or credit card must be made up to two days post auction close before the removal of items. Statements made online take precedence over all advertising. Additional fees may apply. Titles will be mailed. Canadian buyers need a bank letter of credit to facilitate border transfer.

