



HANCOCK COUNTY, IA LAND AUCTION

TIMED ONLINE

OPENING: JUNE 4

CLOSING:

JUNE 11 | 1PM

CDT 2026

228± ACRES

OFFERED IN 3 TRACTS

FOREST CITY, IOWA

SteffesGroup.com
(319) 385-2000



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

AUCTIONEER'S NOTE

Rare opportunity to purchase 228± contiguous acres, offered in three separate tracts. Featuring highly productive farmland with CSR2 ratings of 91.1, 90.2, and 82.9 respectively. Tracts include a windmill option agreement for additional income. Bid on individual tracts or purchase all three.

Land is located 1 mile south of Forest City, IA on Highway 69, then 1.1 miles east on 330th St./Sage Ct.

228± ACRES PENDING SURVEY
OFFERED IN 3 TRACTS

231.15 NHEL FSA INDICATES
TILLABLE ACRES

88.1 CSR2
ON THE TILLABLE ACRES

130.60 CORN BASE **84.10** BEAN BASE

**MARCIA J. MILBRANDT
REVOCABLE TRUST**

Marcia Milbrandt, Trustee

YVONNE R. RIPPENTROP ESTATE

Deb Fasbender, Executor

PK7, LLC | Kent Kluver

Closing Attorney: Collin M. Davison
of Laird Law Firm



TRACT 1

74.27± ACRES PENDING SURVEY

- Approx. 72 tillable acres.
- CSR2 is 91.1 on the tillable acres.
- Section 7 of Ellington Township, Hancock County, Iowa.



**SCAN HERE
TO VIEW
AUCTION
ONLINE**

STEFFES REPRESENTATIVE
MASON HOLVOET, (319) 470-7372
Mason.Holvoet@SteffesGroup.com
Iowa Real Estate Salesperson S69890000



TRACT 2

76.64± ACRES PENDING SURVEY

- Approx. 82 tillable acres.
- CSR2 is 90.2 on the tillable acres.
- Section 7 of Ellington Township, Hancock County, Iowa.



TRACT 3

78.07± ACRES PENDING SURVEY

- Approx. 77 tillable acres.
- CSR2 is 82.9 on the tillable acres.
- This tract has some tile completed in 1970. See tile maps online.
- Section 7 of Ellington Township, Hancock County, Iowa.



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Mt. Pleasant, IA 52641

Address Service Requested

PRSTD MKTG
US POSTAGE
PAID
FARGO, ND
PERMIT #315

TERMS: Ten percent (10%) down payment on June 11, 2026. Balance due at final settlement/closing with a projected date of November 2, 2026, upon delivery of merchantable abstract and deed and all objections having been met.

POSSESSION: Projected date of November 2, 2026. All tracts are selling subject to tenant's rights on the land for the 2026 farming season, full possession March 1, 2027.

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 fee. This means a buyer's fee 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 or at Steffes Group's Mt. Pleasant, IA office. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.
- All tracts are selling subject to a Wind Farm Easement Agreement, which was signed on January 6, 2026. Seller will retain the 2026 payment(s), including Signing Bonus. Any and all future payments, if applicable, will go to the Buyer. Buyer will be responsible for notifying & reporting to Boulevard Associates, LLC and NextEra Energy Resources, LLC of said ownership change. Contact Steffes representative to view said agreement.
- All tracts are selling subject to the existing tenant's rights on the tillable land for the 2026 farming season (March 1, 2026 - February 28, 2027). Seller shall retain 100% of the 2026 cash rent.
- The Seller will give tenant notice of termination of the farm tenancy prior to September 1, 2026. Therefore, the land will be selling free and clear for the 2027 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.
- All tracts will be surveyed by a licensed surveyor, at Seller's expense.
- All tracts will be sold on a per acre basis with gross surveyed acres being the multiplier used to determine the total bid amount. 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, adjustments to the final contract price will be made accordingly at final settlement/closing.
- This real estate auction is selling subject to final approval of the survey and subdivision requirements of the county, if required.
- If one Buyer purchases more than one tract, the Seller shall only be obligated to furnish one abstract and deed (Spouses constitute one Buyer).
- In the event the Seller decides to pursue a 1031 exchange, the Buyer agrees to cooperate with the Seller by signing customary documents, at no additional expense to the Buyer.
- 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 on the day of auction take precedence over advertising.