



Built on Trust.

LAND AUCTION

TIMED ONLINE

KEOKUK COUNTY - OLLIE, IOWA

88+ ACRES

AUCTIONEER'S NOTE:

This land offers row crop production and recreational opportunities with over 17 acres in Forest Reserve.

**BUYER GETS
IMMEDIATE POSSESSION!**

OPENING: THURSDAY, MARCH 6
CLOSING: THURSDAY, MARCH 13 | 1PM ^{CDT} 2025



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.

88.3± ACRES - SELLS IN 1 TRACT:

- Approx. 64 acres tillable.
- Corn Suitability Rating 2 is 58.5 on the tillable acres.
- Balance of land includes a pond; A creek runs through the property and 17.99 acres are in Forest Reserve.
- Farm has recent tile work completed in 2022. View SteffesGroup.com for tile map.
- Sections 18 & 19, Jackson Township, Keokuk County, Iowa.
- Tax Parcels: JATOP-049100, JATOP-049000, JATOP-048900, JATOP-048800 = \$1,822.00 Net

LAND LOCATED:

1 mile south of Ollie, IA on V56G/Hwy 304, then 3.5 miles west on Highway 78, then 1.8 miles north on 230th Ave.

Terms: This real estate auction will have a 5% buyer's premium. 10% down payment on March 13, 2025. Balance due at final settlement/closing with a projected date of April 25, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Immediate possession, upon receiving down payment & signing of contracts.

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.

SELLER:

DUSTIN LEE & KIRBY RAE PHILLIPS

Closing Attorney: Kathryn J. Salazar of Washington Law Office, LLP

**STEFFES GROUP REPRESENTATIVE:
MASON HOLOVET, (319) 470-7372**

Mason Holvoet - Iowa Real Estate Salesperson S6989000



SCAN ME!

ALL LINES AND BOUNDARIES
ARE APPROXIMATE



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

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