

LAND AUCTION

TIMED ONLINE

Henry County, Iowa - Olds, Iowa

2 TRACTS

200±
acres

Auctioneer's Note: Take advantage of this opportunity to add two tracts of land to your farming operation or investment portfolio! Excellent CSR2 ratings of 86.4 and 81.7. Selling with tenant in place for the 2024 farming season.

100% Cash Rent to Buyer!

Opens: Thursday, February 15

CLOSES: THURSDAY, FEBRUARY 22 | 1PM CST 2024

TRACT 1

FSA: 80.71 cropland acres / CSR 2: 86.4 on the cropland acres

TRACT 2

FSA: 118.46 cropland acres / CSR 2: 81.7 on the cropland acres



Tract 1 - 80± Deeded Acres



Tract 2 - 120± Deeded Acres

SteffesGroup.com | 319.385.2000

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

Licensed to sell Real Estate in IA, MN, ND, SD, MO, IL, WI, NE & MT.
Announcements made the day of sale take precedence over advertising.



OLDS

218



Tract 1 is located east of Olds on East School Avenue.

Tract 2 is located 5 miles south of Olds on Highway 218, then 2 miles east on 170th Street, then ½ mile south on Lexington Avenue.



86.4
CSR2

218

SELLERS: GDM, INC.

CONTACT STEFFES GROUP REPRESENTATIVE

TIM MEYER, 319.750.1233

Iowa Real Estate Broker Officer - B36355000

Attorney for Seller: Sara L. Haas

of Aspelmeier, Fisch, Power, Engberg & Helling, P.L.C.

Scan for more!



Terms: This online auction will have a \$1,000 buyer's premium per Tract. 10% down payment on February 22, 2024. Balance due at final settlement/closing with a projected date of April 5, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

Landlord's Possession: Projected date of April 5, 2023 (Subject to tenant's rights).

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.

All maps and complete terms & conditions available online at SteffesGroup.com



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