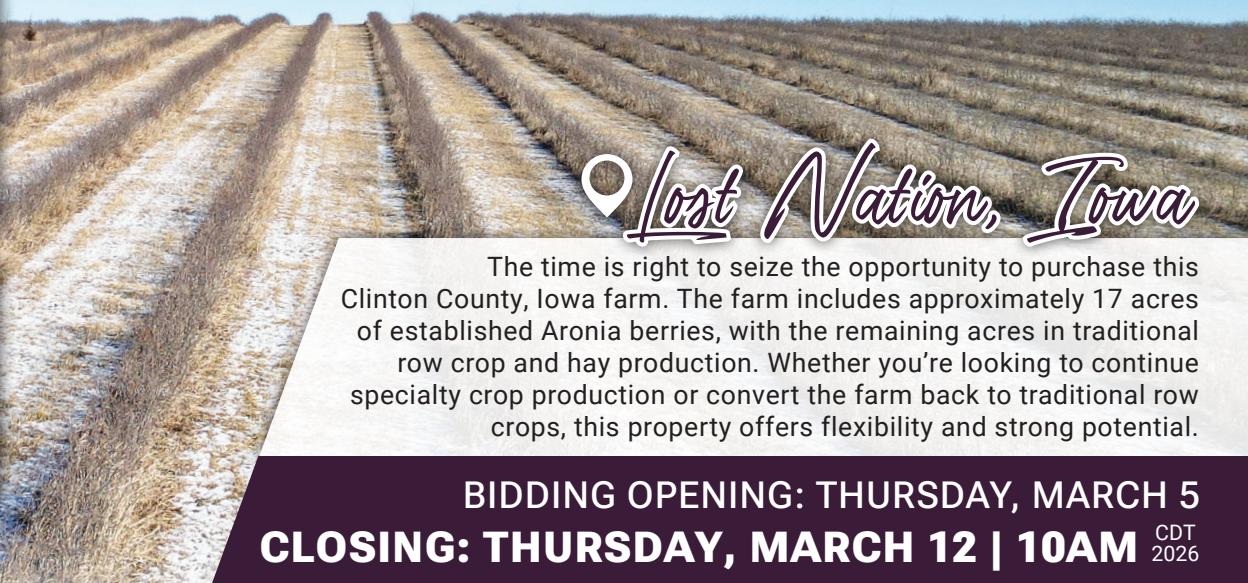


# AUCTION

**Clinton County, Iowa Land**

TIMED ONLINE

**25.82±**  
*surveyed*  
**ACRES**



**BIDDING OPENING: THURSDAY, MARCH 5**  
**CLOSING: THURSDAY, MARCH 12 | 10AM** CDT 2026



**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.



*Selling Free &  
Clear for 2026  
Farming Season!*

### LAND LOCATED:

1.3 miles north of Lost Nation  
on Y34/Western St/140th Ave.

*Berry Boys, LLC*

**Closing Attorney: Dawn V. Takekawa  
of Takekawa & Green, PLLC**

**STEFFES REPRESENTATIVE  
MASON HOLVOET, (319) 470-7372**

Iowa Real Estate Salesperson S69890000



## 25.82± SURVEYED ACRES - 1 TRACT

- FSA indicates: 24.92 cropland acres.
- CSR2 is 69.7 on the cropland acres.
- Located in Section 23, Sharon Township, Clinton County, Iowa.
- Tax Parcel: 48-0421-2300 = \$1,070.00 Net
- Included: Aronia berry plants.



**Terms:** This online auction will have a 5% buyer's premium. Ten percent (10%) down payment on March 12, 2026. Balance due at final settlement/closing with a projected date of April 27, 2026, upon delivery of merchantable abstract and deed and all objections having been met.

**Possession:** Projected date of April 27, 2026.

**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.



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

Address Service Requested

PRSTD MKTG  
US POSTAGE  
PAID  
FARGO, ND  
PERMIT #315