

AUCTION

TIMED ONLINE

Clinton County, Iowa Land

25.82±
surveyed
ACRES




📍 *Lost Nation, Iowa*

The time is right to seize the opportunity to purchase this Clinton County, Iowa farm. The farm includes approximately 17 acres of established Aronia berries, with the remaining acres in traditional row crop and hay production. Whether you're looking to continue specialty crop production or convert the farm back to traditional row crops, this property offers flexibility and strong potential.

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.



ALL LINES AND
BOUNDARIES ARE
APPROXIMATE

*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.



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2245 E Bluegrass Rd,
Mt. Pleasant, IA 52641

Address Service Requested

PRSTD MKTG
US POSTAGE
PAID
FARGO, ND
PERMIT #315