

# AUCTION

TIMED ONLINE

## Franklin County, Iowa Acreage



### Hampton, Iowa

Located 4 miles north of Hampton on Highway 65, then 5.7 miles east on 190<sup>th</sup> St. to 2188 190<sup>th</sup> St., Hampton, IA 50441

**BIDDING OPENING: TUESDAY, NOVEMBER 11**  
**CLOSING: TUESDAY, NOVEMBER 18 | 10AM** CST 2025



*Open House* **NOVEMBER 4 FROM 10-11AM**



**SteffesGroup.com | (641) 423-1947 |**

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

Announcements made the day of sale take precedence over advertising.





An excellent opportunity to own a spacious 2-bedroom, 1,501 sq. ft. ranch-style home, complete with multiple outbuildings and grain bins - perfect for hobby farming, storage, or extra workspace.

## RANCH-STYLE HOME & OUTBUILDINGS ON 4.67 SURVEYED ACRES

- 2 bedrooms, 1 full bath, (2) ¾ baths, and 1,501 total sq. ft. of living space on the main level. Home was built in 1995.
- Large living room with adjoining four season sunroom.
- Main bedroom with ensuite bathroom with jetted tub.
- Main level also features a second bedroom and laundry room with a ¾ bath.
- Full basement is ready to be finished and offers an egress window and a ¾ bath.
- Other amenities include: attached 2-car garage, (2) wood decks, cedar siding, Lennox electric forced air furnace with central air, a well, electric water heater and a radon mitigation system.
- Outbuildings include a 40'x40' steel framed building with concrete floor, 40'x100' machine shed, 62'x62' cattle shed, 34'x52' barn & 28'x28' crib.
- Grain bins include a 11,000± bu. & 4,500± bu. and a 20'x50' silo.
- Situated on 4.67 surveyed acres.

## DONNA L. WOLF

*Closing Attorney: Corey R. Lorenzen of Lorenzen Law Firm, P.C*



## STEFFES REPRESENTATIVE DUANE NORTON, (515) 450-7778

Iowa Real Estate Salesperson S64572000

**Terms:** This online auction will have a 5% buyer's premium. Ten percent down payment on Nov. 18, 2025. Balance due at final settlement/closing with a projected date of Jan. 2, 2026, upon delivery of merchantable abstract and deed and all objections having been met.

**Possession:** Projected date of Jan. 2, 2026 (Subject to the removal of the Sukup 48' 48,000 bu. grain bin, Sukup T1611AS grain dryer, Sukup Cyclone grain blower system & (2) LP tanks by June 1, 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.

## SUKUP GRAIN BIN, DRYER, CYCLONE AND LP TANKS SOLD SEPARATELY



190TH ST 190TH ST 190TH ST 190TH ST

ALL LINES AND BOUNDARIES ARE APPROXIMATE



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

**Address Service Requested**

PRSTD MKTG  
US POSTAGE  
**PAID**  
FARGO, ND  
PERMIT #315