

LAND AUCTION

TIMED ONLINE



Keokuk County, Iowa

179± ACRES 3 TRACTS

Ollie, Iowa

OPENING: WEDNESDAY, NOVEMBER 5

CLOSING: WEDNESDAY, NOVEMBER 12 | 1PM CST 2025

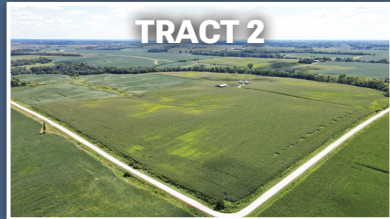
Pick your tract of land that suits you! Tract 1 offers high quality row crop production land with a CSR2 of 75.2. Tract 2 includes productive tillable land, machine shed & grain bins. Tract 3 combines tillable acres with timber offering mature walnut & oak trees. Bid to win on this timed online auction!



TRACT 1



TRACT 2



TRACT 2



TRACT 3



TRACT 3

Tract 1 is located 1.5 miles north of Ollie, IA on S Marshall St./265th Ave/V67.

Tract 2 is located 1 mile north of Ollie, IA on S Marshall St./265th Ave./V67, then 0.5 miles east on 305th St., then 0.3 miles north on 270th Ave.

Tract 3 is located 1 mile north of Ollie, IA on S Marshall St./265th Ave./V67, then 0.6 miles east on 305th St.

TRACT 1: 74± ACRES subject to final survey

- FSA indicates: 72.11 cropland acres.
- CSR2 is 75.2 on the cropland acres.
- Located in Section 14, Jackson Township, Keokuk County, Iowa.
- Tax Parcels: JATOP-037500, JATOP-076000 = \$2,518.00 Net
- Not included: 2025 corn crop.

TRACT 2: 38± ACRES subject to final survey

- Approx. 35± cropland acres.
- CSR2 is 71.5 on the cropland acres.
- 62'x70' open machine shed.
- 8,000± bu. Conrad dryer grain bin, 10,000± bu. FS grain bin, 1,800± bu. Conrad grain bin.
- Located in Section 13, Jackson Township, Keokuk County, Iowa.
- Tax Parcels: Part JATOP-075100, Part JATOP-075800 = \$1,223.00 Approx. Net
- Not included: 2025 corn crop, Farm Equipment
- Included: Any items present on the day of final settlement/closing.

TRACT 2: 67± ACRES subject to final survey

- Approx. 51± cropland acres.
- CSR2 is 51.1 on the cropland acres.
- Balance being timber with mature walnut and oak trees.
- Located in Section 13, Jackson Township, Keokuk County, Iowa.
- Tax Parcels: Part JATOP-075100, Part JATOP-075800, JATOP-075900 = \$1,365.00 Approx. Net
- Not included: 2025 corn crop.

ALL LINES AND BOUNDARIES ARE APPROXIMATE



Terms: 10% down payment due on November 12, 2025. Balance due at final settlement/closing with a projected date of December 29, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of December 29, 2025.

Real Estate Taxes: To be prorated to date of final settlement/closing on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

See complete terms & conditions online at [SteffesGroup.com](https://www.steffesgroup.com)

STEFFES REPRESENTATIVE

MASON HOLVOET,
(319) 470-7372

Iowa Real Estate Salesperson S69890000



BILL & JANE WONDERLICH FAMILY TRUST
TRUSTEES - WILLIAM J. WONDERLICH & JANE ANN WONDERLICH
Closing Attorney - John Wehr



SteffesGroup.com | (319) 385-2000 |
Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641