

# LAND AUCTION

TIMED ONLINE

## Winnebago County, Iowa



*Forest City, Iowa*

Opens: Wednesday, December 13

**85.9 CSR2** with  
*Wind Turbine Income!*

**CLOSES: WEDNESDAY, DECEMBER 20 | 1PM** CST 2023



Land is located approx. 10 miles west of Forest City on County Road A42, then 1 mile south on 70th Avenue.

**Auctioneer's Note:** Don't miss out on this perfect scenario! Prime investment-grade farmland that comes with an exciting bonus – substantial wind turbine income! This property boasts an impressive 85.9 CSR2 rating and already generates over \$41,000 annually from the wind turbines. What's more, a reliable tenant is locked in for the upcoming 2024 farming season, making this an effortless and lucrative land investment opportunity.

### TRACT 1 - 72.37± ACRES

FSA indicates: 73.15 cropland acres of which 2.70 acres are in CRP:  
2.70 acres X \$192.00 = \$518.00 and expires on 9-30-2030.  
Corn Suitability Rating 2 is 85.9 on the cropland acres.  
This tract has 1 wind turbine.  
Seller states farm has tile to creek, no maps available.  
Located in Section 30, Linden Township, Winnebago County, Iowa.  
Tax Parcels: 1030400002, 1030400004 = \$3,004.00 Net

### TRACT 2 - 146.02± ACRES

FSA indicates: 143.46 cropland acres of which 6.0 acres are in CRP:  
6.0 acres X \$192.00 = \$1,152.00 and expires on 9-30-2030.  
Corn Suitability Rating 2 is 82.7 on the cropland acres.  
This tract has 2 wind turbines.  
Seller states farm has tile to creek, no maps available.  
Located in Section 29, Linden Township, Winnebago County, Iowa.  
Tax Parcels: 1029300001, 1029300002, 1029300004, 1029300005 = \$5,794.00 Net



## GORDON & MARJORIE HALL TRUST

Gerald M. Stambaugh of Laird Law Firm - Closing Attorney  
Contact Mason Holvoet of Steffes Group at 319.470.7372

**641.423.1947 | SteffesGroup.com**

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.



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**Terms:** This online auction will have a 5% buyer's premium. 10% down payment on December 20, 2023. Balance due at final settlement with a projected date of February 2, 2024, upon delivery of merchantable abstract and deed and all objections having been met.  
**Possession:** Projected date of February 2, 2024 (Subject to tenant's rights on tillable land).  
**Real Estate Taxes:** To be prorated to date of possession on the basis of the last available tax statement.  
 Seller shall pay any unpaid real estate taxes payable in prior years.

ALL LINES AND BOUNDARIES ARE APPROXIMATE



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 2245 E Bluegrass Rd,  
 Mt, Pleasant, IA 52641

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85.9 CSR2 with  
 Wind Turbine Incentive!

LAND AUCTION  
 TIMED ONLINE  
 Winnebago County, Iowa  
 218± Acres,  
 Sells in 2 Tracts