

DEVELOPMENT LAND AUCTION

Clinton County, Iowa

5.53± ACRES

OFFERED IN 1 TRACT

CLINTON, IOWA

HIGHLY VISIBLE PROPERTY
WITHIN CITY LIMITS

PROPERTY ZONED

C-2 & M-3

*Prime Opportunity.
Outstanding Potential.*

SEALED BID DEADLINE:

WEDNESDAY, JUNE 17 | 1PM 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. This sealed bid real estate auction will have a 5% buyer's fee.

Take advantage of this prime development opportunity in Clinton, located directly across from Wild Rose Casino & Hotel. Whether you're a developer, investor, or business owner looking to expand, this high-visibility property offers outstanding potential in a growing commercial area.

5.53± ACRES - OFFERED IN 1 TRACT

- Property is within the city limits of Clinton, Iowa.
- Part of the property is zoned C-2, while the remainder is zoned M-3.
- Current driveway entrance via S 30th ST.
- The city's 0.683 acres street right-of-way through the property was vacated & transferred in 2008 via a Quit Claim Deed.
- Tax Parcel: 8063640021
- Assessed Value: \$526,500
- Taxable Value: \$409,997
- Net Taxes: \$16,088.00

SCAN QR CODE FOR COMPLETE TERMS & CONDITIONS AND BIDDING INSTRUCTIONS



PATRICIA A. SCHECKEL TRUST

THOMAS J. SCHECKEL – TRUSTEE

*Closing Attorney: Bill Coakley
of Wright & Coakley, PLC*

STEFFES REPRESENTATIVE

MASON HOLVOET, (319) 470-7372

Iowa Real Estate Salesperson S69890000



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

Address Service Requested

PRSTD MKTG
US POSTAGE
PAID
FARGO, ND
PERMIT #315