

2 LAND AUCTIONS TIMED ONLINE

Lucas & Clarke County, Iowa

Opens: Wednesday, October 25

Closes: Wednesday, November 1 CDT 2023

692±

Acres - 9 Tracts

Auctioneer's Note: Seeking a hunting property that also generates income? Explore these two land auctions boasting an impressive annual CRP income exceeding \$87,000! You'll find a range of tract sizes to select from, enabling you to pick the perfect fit for your hunting and recreational desires.

AUCTION #1 - LUCAS COUNTY, IOWA
CLOSES: WEDNESDAY, NOVEMBER 1 | 1PM
 Chariton, Iowa

144.34± Acres - 1 Tract
 FSA indicates: 131.77 cropland acres, 128.48 are in CRP:
 128.48 acres X \$212.15 = \$27,257.00, expires 9-30-2026

AUCTION #2 - CLARKE COUNTY, IOWA
CLOSES: WEDNESDAY, NOVEMBER 1 | 2PM
 Weldon, Iowa

Tract 1 - 38± Acres
 FSA indicates: 37.56 cropland acres, all are in CRP:
 37.56 acres X \$198.79 = \$7,467.00, expires on 9-30-2032

Tract 2 - 154.61± Acres Subject to survey
 FSA indicates: 130.87 cropland acres, all are in CRP:
 108.65 acres X \$195.73 = \$21,266.00, expires on 9-30-2027
 22.22 acres X \$105.00 = \$2,333.00, expires on 9-30-2030

Tract 3 - 38.69± Acres
 FSA indicates: 24.45 cropland acres, all are in CRP:
 13.36 acres X \$197.85 = \$2,643.00, expires on 9-30-32
 11.09 acres X \$206.95 = \$2,295.00, expires on 9-30-28

Tract 4 - 33.76± Acres
 Approx: 8.24 cropland acres, all are in CRP:
 8.24 acres X \$222.43 = \$1,832.82, expires on 9-30-28

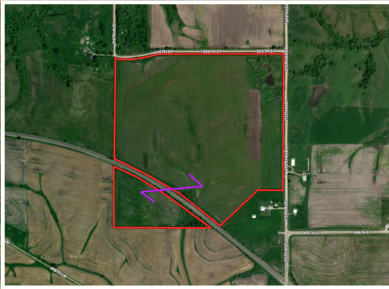
Tract 5 - 90.87± Acres
 Approx: 1.2 cropland acres, all are in CRP:
 1.2 acres X \$222.43 = \$266.92, expires on 9-30-28

Tract 6 - 57± Acres Subject to survey
 FSA indicates: 28.37 cropland acres, all are in CRP:
 28.37 acres X \$122.00 = \$3,461.14, expires on 9-30-2030

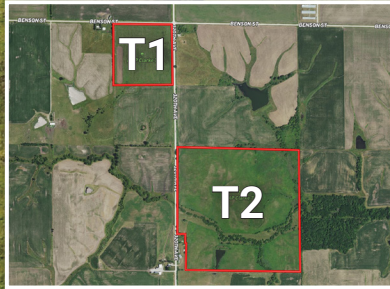
Tract 7 - 74± Acres Subject to survey
 FSA indicates: 61.68 cropland acres, all are in CRP:
 49.05 acres X \$122.00 = \$5,984.10, expires on 9-30-2030
 12.63 acres X \$207.83 = \$2,624.89, expires on 9-30-2024

Tract 8 - 61.5± Acres Subject to survey
 FSA indicates: 46.79 cropland acres, all are in CRP:
 21.72 acres X \$305.35 = \$6,632.00, expires on 9-30-2024
 19.12 acres X \$207.83 = \$3,973.71, expires on 9-30-2024
 5.95 acres X \$122.00 = \$725.90, expires on 9-30-2030

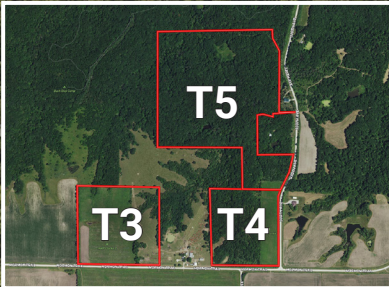
LUCAS COUNTY



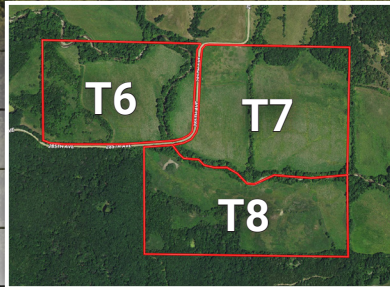
CLARKE COUNTY



CLARKE COUNTY



CLARKE COUNTY



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Selling Free & Clear of Hunting Rights!



PERRY A. & REVA M. HESTON

Contact Mason Holvoet of Steffes Group at 319.385.2000 or 319.470.7372

319.385.2000 | SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, 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.



LUCAS COUNTY



CLARKE COUNTY

T1



CLARKE COUNTY

T2



CLARKE COUNTY

T3



CLARKE COUNTY

T4

Scan for More!



LUCAS CO.



CLARKE CO.



CLARKE COUNTY

T5



CLARKE COUNTY

T6



CLARKE COUNTY

T7



CLARKE COUNTY

T8

TERMS ON ALL TRACTS: 10% down payment on November 1, 2023. Balance due at final settlement with a projected date of December 15, 2023, upon delivery of merchantable abstract and deed and all objections having been met. **Possession:** Projected date of December 15, 2023.

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.

Special Provisions: This online auction will have a 5% buyer's premium. This means a buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.

Complete Terms & Conditions for both Auctions online at SteffesGroup.com



Steffes Group, Inc.
2245 East Bluegrass Road,
Mt. Pleasant, IA 52641

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BIDDING CLOSES: WEDNESDAY, NOVEMBER 1 2023 CST



AUCTION #2 - CLARKE COUNTY, IOWA
CLOSES: WEDNESDAY, NOVEMBER 1 AT 2PM

AUCTION #1 - LUCAS COUNTY, IOWA
CLOSES: WEDNESDAY, NOVEMBER 1 AT 1PM

Acre - 9 Tracts
692±

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