

Tama County, Iowa LAND AUCTION

THURSDAY, NOVEMBER 16 | 10AM ^{CST} 2023
Live with Online Bidding Available!

88.8 CSR2!

165± Acres

Elberon, Iowa

Land is located 1 mile east of Elberon on County Road E44, then 2 miles north on Highway 21, then 1.2 miles west on 280th Street.

Auctioneer's Note: Take your pick on these highly productive tracts of Iowa farmland! Tract 1 boasts an impressive 88.8 CSR2, while Tract 2 is right there with an 86.3 CSR2. Both Tracts are investment quality.



T1



T2



T2

Selling Free & Clear for 2024!

Auction held at Elberon Community Center, 106 Main Street, Elberon, Iowa.

"Selling Choice with the Privilege"

Tracts will be selling Choice with the Privilege. Tracts will be sold price per gross surveyed acre times the bid price. High bidder may choose Tract 1 or Tract 2 or Both Tracts, times their high bid. This will continue until both Tracts are sold. Tracts will not be recombined.

TRACT 1 - 90± ACRES

Subject to final survey

Approx. 88.75 cropland acres.

Corn Suitability Rating 2 is 88.8 on the cropland acres.

Seller states farm has tile.

Located in Section 35, Oneida Township, Tama County, Iowa.

TRACT 2 - 75± ACRES

Subject to final survey

FSA indicates: 68.69 cropland acres.

Corn Suitability Rating 2 is 86.3 on the cropland acres.

Seller states farm has tile.

Located in Section 2, York Township, Tama County, Iowa.



ALVIN & MARTHA PLUCAR ESTATE | GREG PLUCAR – EXECUTOR

Closing Attorney: Jennifer L. Zahradnik of Kollmorgen, Schlue & Zahradnik, P.C.

Contact Tracy Coffland of Steffes Group, 319.350.5003

Tracy Coffland - Iowa Real Estate Salesperson S70695000

319.385.2000 | 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.



Terms: 10% down payment on November 16, 2023. Balance due at final settlement with a projected date of December 29, 2023, upon delivery of merchantable abstract and deed and all objections having been met.

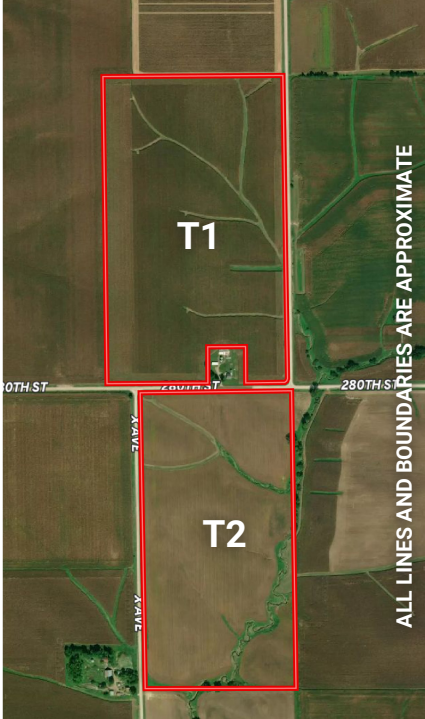
Possession: Projected date of December 29, 2023.

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.

The following taxes are approximate and will be used to prorate at closing:

Tract 1 Tax Parcels:
12.35.400.002, 12.35.400.003,
12.35.400.005, 12.35.400.007
= \$3,704.00 Net

Tract 2 Tax Parcels:
16.02.200.004, 16.02.200.005
= \$2,702.00 Net



*scan for complete
auction details*



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2245 E Bluegrass Rd,
Mt. Pleasant, IA 52641

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Live! THURSDAY, NOVEMBER 16 | 10AM CST 2023



T1

88.8 CSR21

LAND AUCTION
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