



LAND AUCTION

Henry County, Iowa

59± ACRES

Two Tracts

TRACT 1

*Buy it. Hunt it.
Get paid for it.*

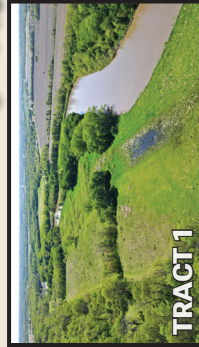
TIMED
ONLINE

CLOSING: WEDNESDAY, JUNE 10 | 10AM

GBT
2026

This Skunk River recreational property offers strong CRP annual income - \$7,476 on Tract 1 and \$1,887 on Tract 2. A perfect getaway near Mt. Pleasant you won't want to miss!

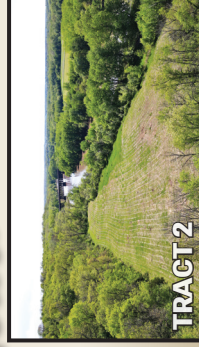
Mt. Pleasant, Iowa



TRACT 1



TRACT 2



TRACT 2



SteffesGroup.com | (319) 385-2000



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

THIS DOESN'T COME AROUND TWICE.

TRACT 1: 41± ACRES *pending survey*

- FSA indicates: 34.49 cropland acres, all of which are in CRP.
- CSR2 is 49.4 on the cropland acres.
- Balance being timber and borders the Skunk River.
- Sections 34 of Trenton Township, and Section 3 of Tippecanoe Township, Henry County, Iowa.

TRACT 2: 18± ACRES *pending survey*

- FSA indicates: 8.52 cropland acres, all of which are in CRP.
- CSR2 is 48.2 on the cropland acres.
- Balance being timber and borders the Skunk River.
- Section 3 of Tippecanoe Township, Henry County, Iowa.

See complete terms & conditions online at SteffesGroup.com

MESSER FEED & SUPPLY, INC.

Closing Attorney: Paul A. Miller of Miller Law Office



SCAN HERE
TO VIEW
AUCTION
ONLINE

STEFFES REPRESENTATIVES

LYNN RICHARD, (319) 931-9090

Iowa RE Broker Associate B20720000



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

Address Service Requested

Land located: From the intersection of Franklin Ave/W55 and Old Highway 34, proceed 2.4 miles west of Mt. Pleasant, IA on Old Highway 34.



MOUNT
PLEASANT

PRSTD MKTG
US POSTAGE
PAID
FARGO, ND
PERMIT #315