

DEWITT, IOWA

MAY 2026

# LAND *Clinton County, Iowa* AUCTION

TIMED ONLINE OPENING: THURSDAY, MAY 21

**BIDDING CLOSING: THURSDAY, MAY 28 | 10AM** CDT 2026











**360±  
ACRES**

**5 TRACTS**

*Selling Free & Clear*

**FOR 2027 FARMING SEASON!**



SteffesGroup.com | (319) 385-2000 |          

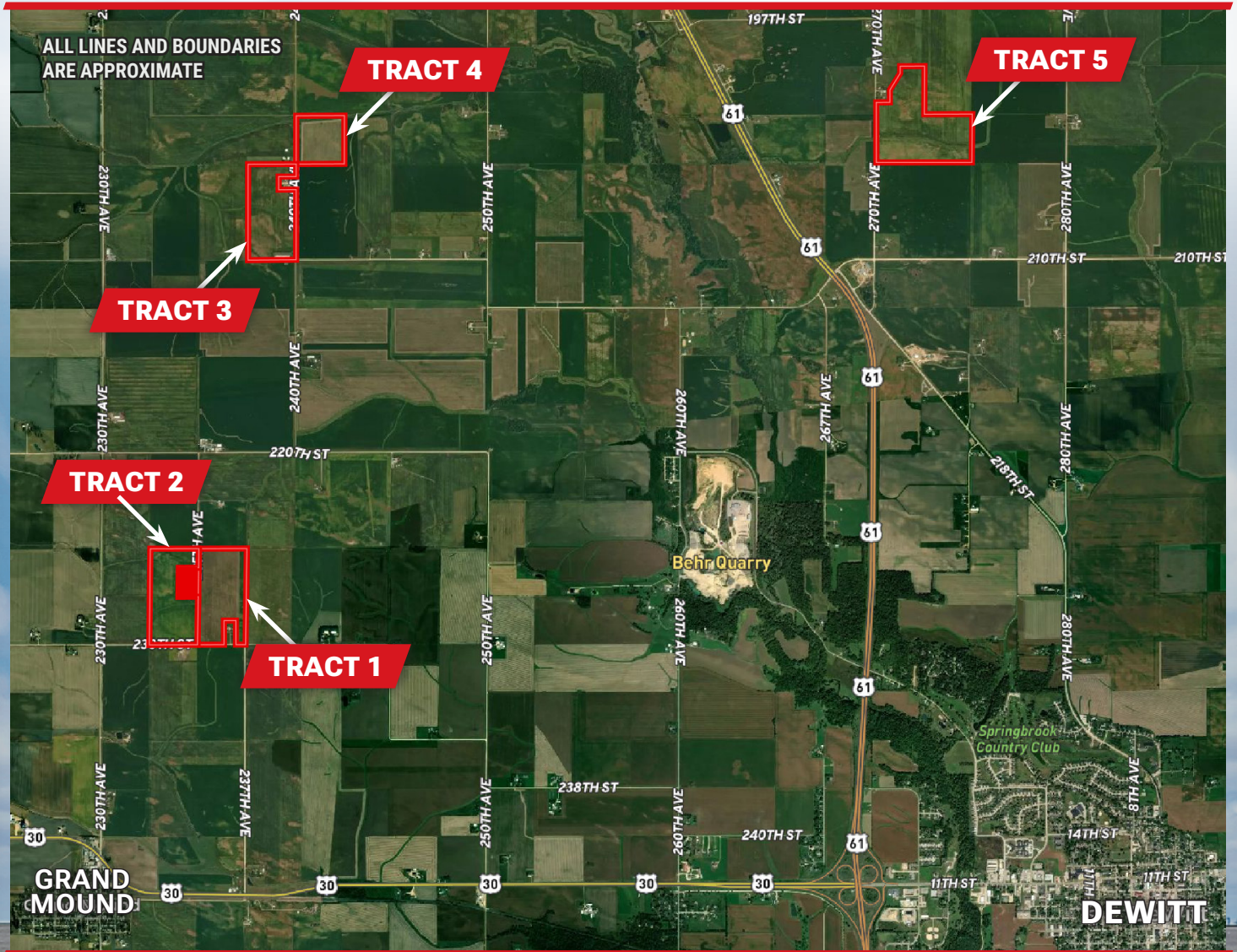
Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641

Announcements made the day of sale take precedence over advertising.

# Auctioneer's Note

Farmers & Investors looking for investment grade Iowa farmland?

This timed online auction includes tracts boasting CSR2 ratings of 84.6, 84.3, 84.3, 82.5 and 79.1, with three tracts featuring pattern tile. Invest now & reap the benefits!



**KC HOLDINGS LLC**

Closing Attorney: Brett R. Marshall of Lane & Waterman LLP



SCAN  
FOR FULL  
AUCTION  
DETAILS

**STEFFES REPRESENTATIVE**  
MASON HOLVOET, (319) 470-7372  
Mason.Holvoet@SteffesGroup.com

Iowa Real Estate Salesperson S69890000



# Tract 1 72.25± ACRES PENDING SURVEY

**Land Located:** 3.2 miles west of DeWitt, IA on Highway 30, then 1.3 miles north on 237th Ave, then 0.1 miles west on 230th St.

**FSA indicates:** 73.75 cropland acres.

**CSR2:** 84.3 on the cropland acres.

**Description:** Section 5, Orange Township, Clinton County, Iowa.

**Major Soils:** Klinger silt loam, Dinsdale silt loam, Maxfield silty clay loam, Udolpho loam

**Tax Parcels:** 4401660000, 4401651000 = \$3,738.00 Net.



# Tract 2 67.6± ACRES PENDING SURVEY

**Land Located:** 3.2 miles west of DeWitt, IA on Highway 30, then 1.3 miles north on 237th Ave, then 0.4 miles west on 230th St.

**FSA indicates:** 66.7 cropland acres.

**CSR2:** 84.3 on the cropland acres.

**Description:** Section 5 of Orange Township, Clinton County, Iowa.

**Major Soils:** Klinger silt loam, Maxfield silty clay loam, Ansgar silt loam, Garwin silty clay loam

**Tax Parcels:** 4401670000, 4401680000 = \$3,472.00 Net.



ALL LINES AND BOUNDARIES  
ARE APPROXIMATE

# Tract 3 74.27± ACRES PENDING SURVEY

**Land Located:** 3.2 miles north of DeWitt, IA on Highway 61, then 1.9 miles west on 212th St, then 0.3 miles north on 250th Ave, then 1 mile west on 210th St., then 0.2 miles north on 240th Ave.

**FSA indicates:** 71.63 cropland acres.

**CSR2:** 84.6 on the cropland acres.

**Description:** Section 29 of Welton Township, Clinton County, Iowa.

Tract has pattern tile. View tile map online.

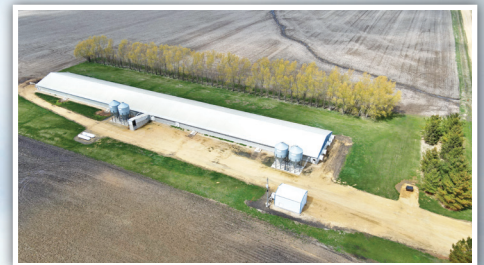
Tract has a well for the hog building.

Tract is selling subject to a 99-year lease started in 2007 for the hog confinement building located on the property. Financial manure purchase privileges to the landowner. View lease agreement online.

**Major Soils:** Klinger silt loam, Maxfield silty clay loam, Ansgar silt loam, Saude laom

**Tax Parcels:** 6405391000, 6405400000 = \$3,810.00 Net.

**Not included:** (2) LP tanks, Generator



ALL LINES AND BOUNDARIES  
ARE APPROXIMATE

# Tract 4 **39± ACRES** PENDING SURVEY

**Land Located:** 3.2 miles north of DeWitt, IA on Highway 61, then 1.9 miles west on 212th St, then 0.3 miles north on 250th Ave, then 1 mile west on 210th St., then 0.6 miles north on 240th Ave.

**FSA indicates:** 37.71 cropland acres of which 2.70 acres are in CRP as follows:  
2.70 acres X \$300.00 = \$810.00, expires 9-30-2034

*(CRP contract indicates the Seller does not receive any CRP Payment).*

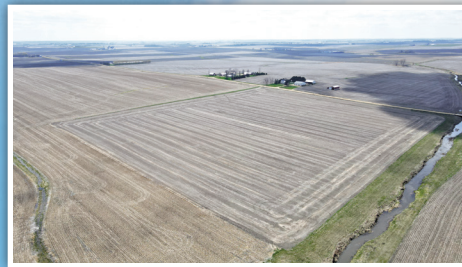
**CSR2:** 82.5 on the cropland acres.

**Description:** Section 28 of Welton Township, Clinton County, Iowa.

Tract has pattern tile. View tile map online.

**Major Soils:** Klinger silt loam, Colo silt loam, Maxfield silty clay loam, Saude loam

**Tax Parcel:** 6405200000 = \$1,922.00 Net.



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# Tract 5 107.55± ACRES PENDING SURVEY

**Land Located:** 3.2 miles north of DeWitt, IA on Highway 61, then 0.2 miles east on 212th St, then 0.7 miles north on 270th Ave.

**FSA indicates:** 102.17 cropland acres.

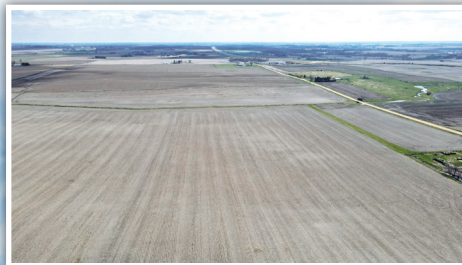
**CSR2:** 79.1 on the cropland acres.

**Description:** Section 25 of Welton Township, Clinton County, Iowa.

Tract has pattern tile. View tile map online.

**Major Soils:** Colo silt loam, Dinsdale silt loam, Sawmill silty clay loam, Colo-Ely complex

**Tax Parcels:** 6404631000, 6404640000, & 6404650000 = \$5,180.00 Net



ALL LINES AND BOUNDARIES  
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Steffes Group, Inc.  
2245 E Bluegrass Rd,  
Mt. Pleasant, IA 52641

Address Service Requested

PRSTD MKTG  
US POSTAGE  
**PAID**  
FARGO, ND  
PERMIT #315

**TERMS:** Ten (10%) down payment on May 28, 2026. Balance due at final settlement/closing with projected closing to take place 60 days after Right of First Refusal is not exercised and upon delivery of merchantable abstract and deed and all objections having been met.

**LANDLORD'S POSSESSION:** At final settlement/closing with projected closing to take place 60 days after Right of First Refusal is not exercised. All tracts are selling subject to tenant's rights on the tillable land for the 2026 farming season, full possession March 2, 2027. Tract 3 is selling subject to a lease on the hog confinement building.

**REAL ESTATE TAXES:** To be prorated to date of final settlement/closing 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 is a NO BUYER FEE auction.
- Tracts will be linked together with the bidding set to close simultaneously. If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes. Each Tract will stay in bidding extension until there are no more bids placed on any of the Tracts that are linked together.
- All tracts are being sold subject to a Right of First Refusal (ROFR) and Seller's confirmation. Following the completion of the auction, the Buyer and Seller will enter into a purchase agreement & down payment will be collected, subject to the ROFR, and the Seller will provide the ROFR Holder with written notice of the offer. The ROFR Holder has 45 days from receipt of such notice to exercise their ROFR. In the event the ROFR Holder fails to exercise his right to purchase within the 45-day period, then Buyer and Seller shall proceed to close and closing shall occur 60 days after the expiration of the ROFR period. In the event the ROFR is exercised on a Tract, the down payment for said Tract shall be refunded to Buyer.
- All Tracts are selling subject to the existing tenant's rights on the tillable land for the 2026 farming season (March 1, 2026 – March 1, 2027). Seller shall retain 100% of the 2026 rent payment.
- Current farm lease states the lease shall terminate on March 1, 2027 and Seller has served termination notice on the tenant, therefore full possession will be March 2, 2027 and all land is selling free and clear for the 2027 farming season.
- Tract 3 is selling subject to an existing 99-year lease started in 2007 for the hog confinement building located on approximately 3 acres of the property. At final settlement/closing this lease shall be assigned to the Buyer of Tract 3. Under the terms of the lease, there are financial manure purchase privileges to the landowner, no future lease payments and when the lease ends the building reverts to the landowners. The lease has a right of first refusal, which may be exercised within 14 days. View lease agreement online.
- If required by the County, Buyer of Tract 3 shall bear the responsibility and expense to have the septic system pumped & inspected, prior to closing, as required by the Iowa DNR. It shall also be the Buyer's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with County & Iowa Laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the County Sanitarian for the septic system.
- It shall be the obligation of the Buyer to report to the appropriate County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- The CRP contract indicates the Seller does not receive any part of the CRP payment.
- Buyer agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer agrees to accept responsibility and liability for any actions by the Buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer further agrees to indemnify and hold harmless the Sellers for any recovery sought by the FSA due to actions of Buyer, which would violate the requirements of the CRP. In the event the Buyer elects to take the ground out of CRP, the Buyer will be responsible to the Seller for any prorate of the CRP payment that the Seller would have received.
- All Tracts will be surveyed by a licensed surveyor, at Seller's expense.
- All Tracts will be sold on a per acre basis with gross surveyed acres being the multiplier used to determine the total bid amount. In the event the final survey is not completed by auction day or if the recorded survey is different than the announced gross surveyed acres, adjustments to the final contract price will be made accordingly at final settlement/closing.
- If one Buyer purchases more than one tract, the Seller shall only be obligated to furnish one abstract and deed (Spouses constitute one Buyer).
- This auction sale is not contingent upon Buyer's financing, appraisal(s), or any other Buyer contingencies.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited and paid to Seller.
- The Buyer shall be responsible for any fencing in accordance with state law.
- The Buyer shall be responsible for installing own entrances if needed or desired.
- If in the future a site clean-up is required, it shall be at the expense of the Buyer.
- All mineral rights, if any, held by Seller will be transferred to Buyer upon closing.
- This real estate is selling subject to any and all covenants, restrictions, encroachments, easements, rights-of-way, ordinances, resolutions, leases, and mineral reservations, as well as all applicable zoning laws.
- All lines, drawings, boundaries, dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents.
- The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate.
- Steffes Group, Inc. is representing the Seller. Bidder acknowledges they are representing themselves in this real estate transaction.
- Any announcements published or made the day of auction take precedence over advertising.