

Cerro Gordo County, Iowa

LAND AUCTION

TIMED ONLINE

OPENING: THURSDAY, OCTOBER 17

CLOSING : THURSDAY, OCTOBER 24 | 1PM CDT 2024

T5

612±
ACRES

OFFERED IN
9 Tracts



Fertile,
IOWA

Land is generally located 2 miles south of Fertile, Iowa on S18/Eagle Ave.

See specific tract locations.

Selling Free & Clear

FOR 2025 FARMING SEASON!

Grow your land holdings, whether you're looking to add more acres to your row crop operation or increase pastureland, this sizable offering is perfect for your farming needs.

TRACT 1: 65± ACRES subject to final survey

Located 2 miles south of Fertile, IA on S18/Eagle Ave.

- Approx. 63 tillable acres.
- Corn Suitability Rating 2 is 60.7 on the tillable acres.
- Located in Section 2, Grant Township, Cerro Gordo County, Iowa.
- Tax Parcels: 010230000500, Part of 010230000100, Part of 010230000800, and Part of 010230000900 = \$1,514.00 Approx. Net

TRACT 2: 48± ACRES subject to final survey

Located 2 miles south of Fertile, IA on S18/Eagle Ave.

- Approx. 46 tillable acres.
- Corn Suitability Rating 2 is 74.8 on the tillable acres.
- Located in Section 2, Grant Township, Cerro Gordo County, Iowa.
- Tax Parcels: Part of 010210000300, and Part of 010210000400 = \$1,328.00 Approx. Net

TRACT 3: 31.45± ACRES subject to final survey

Located 1.5 miles south of Fertile, IA on S18/Eagle Ave.

- Approx. 27 tillable acres.
- Corn Suitability Rating 2 is 74.8 on the tillable acres.
- Balance of acres being timber with a creek running through the property.
- Located in Section 2, Grant Township, Cerro Gordo County, Iowa.
- Tax Parcel: 010210000600 = \$856.00 Net

TRACT 4: 74± ACRES subject to final survey

Located 2 miles south of Fertile, IA on S18/Eagle Ave, then 0.4 miles east on 330th St.

- This tract is a great setup for pasturing offering a cattle shed and a creek running through the property.
- Tract has a well & pump. No electricity on this tract, as the pump was run from a generator (not included).
- Located in Section 2, Grant Township, Cerro Gordo County, Iowa.
- Tax Parcels: Part of 010210000300, Part of 010210000400, Part of 010230000100, Part of 010230000200, Part of 010230000800, and Part of 010230000900 = \$1,336.00 Approx. Net
- Not included: Livestock equipment, Generator

TRACT 5: 114± ACRES subject to final survey

Located 2 miles south of Fertile, IA on S18/Eagle Ave, then 0.6 miles east on 330th St.

- FSA indicates: 113.86 cropland acres.
- Corn Suitability Rating 2 is 64.7 on the cropland acres.
- Located in Section 2, Grant Township, Cerro Gordo County, Iowa.
- Tax Parcels: 010240000100, 010240000300, Part of 010230000200, and Part of 010230000900 = \$2,731.00 Approx. Net

TRACT 6: 76.51± ACRES subject to final survey

Located 2 miles south of Fertile, IA on S18/Eagle Ave, then 0.8 miles east on 330th St.

- FSA indicates: 76.40 cropland acres.
- Corn Suitability Rating 2 is 70.6 on the cropland acres.
- Located in Section 2, Grant Township, Cerro Gordo County, Iowa.
- Tax Parcels: 010240000200 & 010240000400 = \$2,100.00 Net

TRACT 7: 75.51± ACRES subject to final survey

Located 2 miles south of Fertile, IA on S18/Eagle Ave, then 1.7 miles east on 330th St.

- Approx. 74 tillable acres.
- Corn Suitability Rating 2 is 76.3 on the tillable acres.
- Located in Section 12, Grant Township, Cerro Gordo County, Iowa.
- Tax Parcels: 011220000100 & 011220000200 = \$2,244.00 Net

TRACT 8: 32.68± ACRES subject to final survey

Located 2 miles south of Fertile, IA on S18/Eagle Ave, then 2.1 miles east on 330th St.

- Approx. 31 tillable acres.
- Corn Suitability Rating 2 is 80.2 on the tillable acres.
- Located in Section 7, Lincoln Township, Cerro Gordo County, Iowa.
- Tax Parcels: 020710000100 & 020710000200 = \$1,002.00 Net

TRACT 9: 95.32± ACRES subject to final survey

Located 2.8 miles south of Fertile, IA on S18/Eagle Ave.

- FSA indicates: 94.24 cropland acres.
- Corn Suitability Rating 2 is 63.2 on the cropland acres.
- Located in Section 15, Grant Township, Cerro Gordo County, Iowa.
- Tax Parcels: 011520000200, 011520000300, 011520000500, and 011520000600 = \$2,344.00 Net

OUIVERSON FARMS | Gerald M. Stambaugh of Laird Law Firm - Closing Attorney

STEFFES GROUP REPRESENTATIVE MASON HOLVOET, (319) 470-7372



SteffesGroup.com | (319) 385-2000

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



Mason Holvoet - Iowa Real Estate Salesperson S69890000 | Announcements made or published the day of sale take precedence over advertising.

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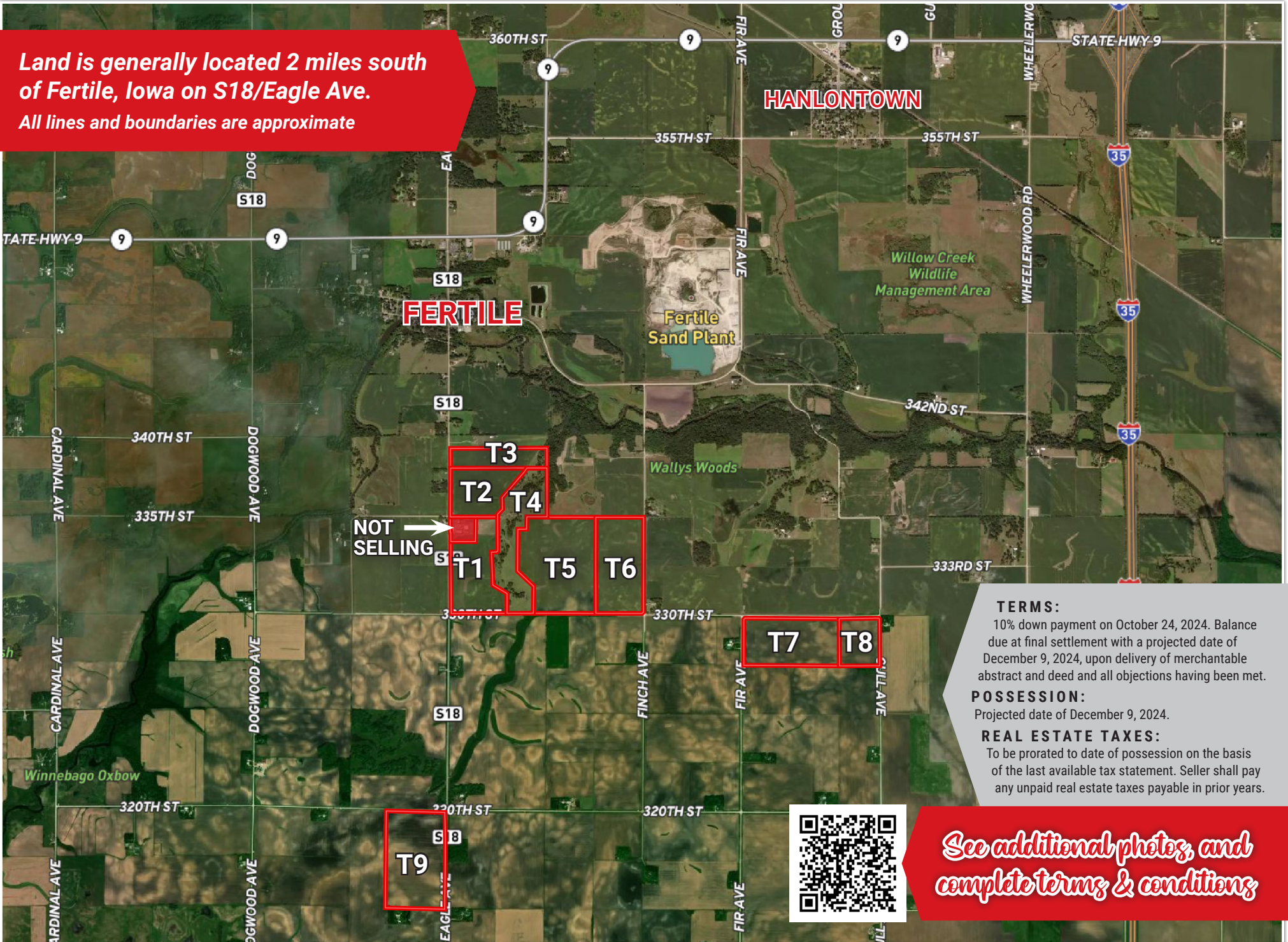


Steffes Group, Inc.
2245 E Bluegrass Rd,
Mt. Pleasant, IA 52641



PRESORTED
STANDARD
US POSTAGE
PAID
Permit #472
BRAINERD, MN

Land is generally located 2 miles south
of Fertile, Iowa on S18/Eagle Ave.
All lines and boundaries are approximate



TERMS:

10% down payment on October 24, 2024. Balance due at final settlement with a projected date of December 9, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

POSSESSION:

Projected date of December 9, 2024.

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.



*See additional photos, and
complete terms & conditions*