

# LAND AUCTION

TIMED ONLINE

## Black Hawk County, Iowa

2 tracts  
**103±**  
acres

T1

T2

📍 La Porte City, Iowa

With strong **89.2** and **66.4 CSR2** ratings, these two tracts offer an outstanding land investment opportunity, highlighted by the Buyer receiving **100%** of the 2026 cash rent.

**BIDDING OPENING: THURSDAY, MARCH 5**  
**CLOSING: THURSDAY, MARCH 12 | 1PM** CDT 2026

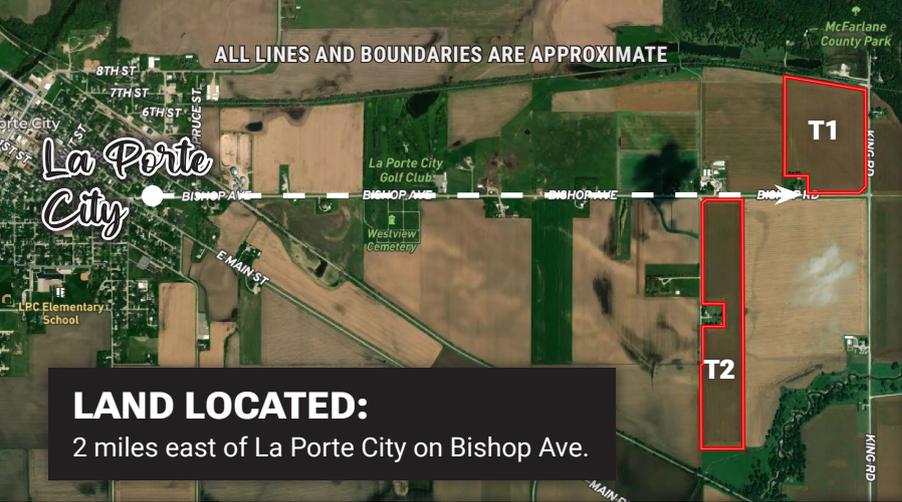


[SteffesGroup.com](http://SteffesGroup.com) | (319) 385-2000 |          

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

Announcements made the day of sale take precedence over advertising.

ALL LINES AND BOUNDARIES ARE APPROXIMATE



## LAND LOCATED:

2 miles east of La Porte City on Bishop Ave.

## TRACT 1: 47.08± ACRES

- FSA indicates: 47.71 cropland acres.
- CSR2 is 89.2 on the cropland acres.
- Section 29, Big Creek Township, Black Hawk County, Iowa.
- Tax Parcels: 871129426014, 871129476005 = \$1,608.24 Net

## TRACT 2: 56.48± ACRES

- FSA indicates: 53.81 cropland acres.
- CSR2 is 66.4 on the cropland acres.
- Section 32, Big Creek Township, Black Hawk County, Iowa.
- Tax Parcels: 871132201005, 871132401001 = \$1,430.71 Net

# Buyer Receives 100% of Cash Rent

**Terms:** This online auction will have a 5% buyer's premium. Ten percent (10%) down payment on March 12, 2026. Balance due at final settlement/closing with a projected date of April 27, 2026, upon delivery of merchantable abstract and deed and all objections having been met.

**Possession:** Projected date of April 27, 2026. Selling subject to tenant's rights on the land for the 2026-2027 farming season, full possession March 1, 2027.

**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.



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2245 E Bluegrass Rd,  
Mt. Pleasant, IA 52641

Address Service Requested

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

## DENNIS L. KAHLER REVOCABLE TRUST, J AND E LEE FARMS, LLC

**Closing Attorney: Corey Lorenzen  
of Lorenzen Law Firm, P.C.**



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

Iowa Real Estate Salesperson S69890000