

Guthrie County, Iowa

# LAND AUCTION

TIMED ONLINE

Opens: Wednesday, January 24

**CLOSES: WEDNESDAY, JANUARY 31 | 1PM** CDT 2024



Yale, Iowa

FSA indicates 151.74 NHEL cropland acres | CSR 2 is 87.8 on the cropland acres  
Section 2, Cass Township, Guthrie County, Iowa

for details

scan me



150.33+ Acres

## Yale, Iowa

Land is located 2 miles east of Yale on 160th Road, then 3/4 miles south on Wink Avenue.

### Auctioneer's Note:

Investment grade farm with a notable 87.8 CSR2 rating! You'll be hard pressed to find another farm offering this many acres and a strong CSR2 rating.



ALL LINES AND BOUNDARIES ARE APPROXIMATE

## DONALD DEE HANYSH FAMILY TRUST

Deborah Koelln - Trustee | Christine Halbrook of Halbrook Law Firm - Closing Attorney

Contact Steffes Group Representatives

Mason Holvoet, 319.470.7372 or Duane Norton, 515.450.7778

Mason Holvoet - Iowa Real Estate Salesperson S69890000 | Duane Norton - Iowa Real Estate Salesperson S64572000

SteffesGroup.com | 319.385.2000

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 January 31, 2024. Balance due at final settlement with a projected date of March 8, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

**Possession:** Projected date of March 8, 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.

Tax parcels: 0000282600, 0000282900, 0000283000, 0000283101 = \$5,660.00 Net



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

PRSTD MKTG  
US POSTAGE  
**PAID**  
BRAINERD, MN  
PERMIT #472

**CLOSES: WEDNESDAY, JANUARY 31 | 1PM CST 2024**



# LAND AUCTION

*Guthrie County, Iowa*

TIMED ONLINE