

BENTON COUNTY, IOWA

AUCTION

TIMED ONLINE

Land & Acreage

65 YEARS

Built on Trust.

123± ACRES - TWO TRACTS

T1

Open House:

OCTOBER 30 FROM 1-2PM

T2

BIDDING OPENING: THURSDAY, NOVEMBER 6
CLOSING: THURSDAY, NOVEMBER 13 | 1PM CST 2025

This country acreage has what you have been looking for!

Tract 1 offers a 5 bedroom home, large stocked pond, useable buildings & pasture.

Tract 2 features a versatile mix of row crop land, hay ground, additional pasture, and a pond.

Don't miss this rare opportunity to enjoy the peace and possibilities of rural living!

Located 1.7 miles west of Blairstown, IA on 77th St.,
then 2.4 miles south on 19th Ave to 7941 19th Ave.

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.



TRACT 1: HOME & BUILDINGS ON 21.67 SURVEYED ACRES

5 bedrooms, 1 ³/₄ baths, 1,700± sq. ft. of total living space. View website for floor plan and room sizes.

2025 updates include septic system, siding, shingles, gutters, fascia, front door & water heater. Most windows replaced within the last 5 years.

Buildings:

- 45'x81' machine shed w/ partial concrete floors & 2 sliding doors.
- 38'x42' machine shed w/ partial concrete floors, 20'x38' heated addition 14'x72' open faced shed.
- 28'x48' machine shed w/ 20'x48' lean to.
- 24'x26' barn w/ 12'x24' chicken house.
- 20'x22' detached garage w/ 8'x20' lean to.
- Balance of the acreage include pasture and a 2.5± acre, 20' deep stocked pond (blue gill & bass).

*see more
details online!*

TRACT 2: 101.29± ACRES

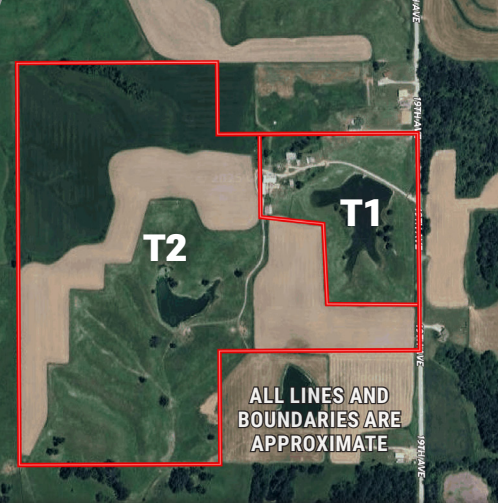
- Approx. 58 cropland acres.
- CSR2 is 60.7 on the cropland acres.
- Balance of land being pasture and pond.
- Section 33, Leroy Township, Benton County, Iowa.



Terms: 10% down payment on November 13, 2025. Balance due at final settlement/closing with a projected date of December 29, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of December 29, 2025.

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.



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

Address Service Requested

PRSTD MKTG
US POSTAGE
PAID
FARGO, ND
PERMIT #315

HELEN L. RABE ESTATE | JIM RABE – EXECUTOR
Closing Attorney: Timothy McMeen of Harned & McMeen

STEFFES REPRESENTATIVES

TRACY COFFLAND,
(319) 350-5003

Iowa Real Estate
Salesperson S70695000

MASON HOLVOET,
(319) 470-7372

Iowa Real Estate
Salesperson S69890000



TRACY



MASON