

LAND AUCTION

TIMED ONLINE

Chickasaw County, Iowa

TRACT 2

New Hampton, Iowa

Opening: Thursday, September 12

Closing: Thursday, September 19 | 10AM ^{CDT} 2024

TRACT 1

Auctioneer's Note: Two prime farms with outstanding CSR2 ratings of 89.5 and 87.3, both equipped with pattern tiling. Seize this opportunity to invest in high-quality Iowa farmland. Selling Free and Clear for 2025 Farming Season!

Tract 1 is located 6.8 miles south of New Hampton on Highway 63, then take exit 196 and proceed 0.3 miles east on Highway 18.

Tract 2 is located 2.6 miles north of New Hampton on Highway 63, then 2.8 miles east on 170th St.

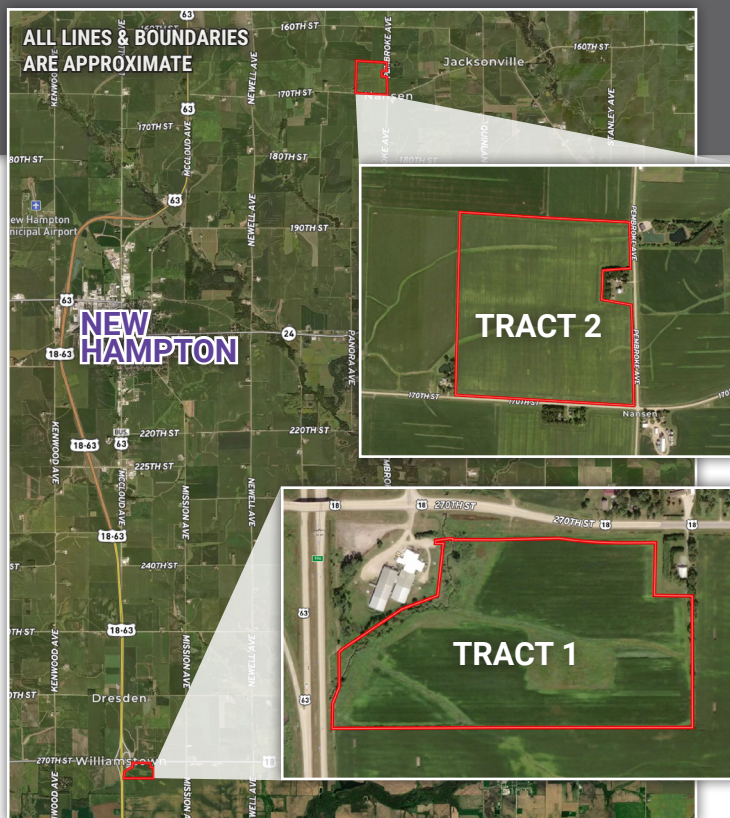
210.31± Acres - Sells in 2 Tracts

Tract 1 - 60.43±

- FSA indicates: 53.66 cropland acres, of which 12.50 acres are in CRP:
 - 4.80 acres X \$346.94 = \$1,665.00 and expires on 9-30-2031.
 - 0.70 acres X \$204.00 = \$143.00 and expires on 9-30-2030.
 - 2.30 acres X \$300.00 = \$690.00 and expires on 9-30-2032.
 - 4.70 acres X \$300.00 = \$1,410.00 and expires on 9-30-2033.
- Corn Suitability Rating 2 is 89.5 on the row crop acres.
- Corn Suitability Rating 2 is 88.2 on the row crop & CRP acres.
- This tract has pattern tile, view tile map on website.
- Located in Section 18, Dresden Township, Chickasaw County, Iowa.
- Tax Parcel: 191518200003 = \$1,756.00 Net

Tract 2 - 149.88±

- FSA indicates: 144.60 cropland acres, of which 3.10 acres are in CRP:
 - 3.10 acres X \$300.00 = \$930.00 and expires on 9-30-2031.
- Corn Suitability Rating 2 is 87.3 on the row crop acres.
- Corn Suitability Rating 2 is 87.3 on the row crop & CRP acres.
- This tract has pattern tile, view tile map on website.
- Located in Section 22, Jacksonville Township, Chickasaw County, Iowa.
- Tax Parcel: 190722425001 & 190722475001 = \$4,686.00 Net



JOANN R. BETTEN TRUST

Gerald M. Stambaugh of Laird Law – Closing Attorney for Seller

Contact Steffes Group Representatives

Mason Holvoet, (319) 470-7372 or Dennis Behr, (641) 430-9489

SteffesGroup.com | (641) 423-1947

Steffes Group, Inc., 2245 E 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.



Tract 1



Tract 2



Visit [SteffesGroup.com](https://www.SteffesGroup.com) for complete Terms & Conditions.

Terms: 10% down payment on September 19, 2024. Balance due at final settlement with a projected date of November 4, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of November 4, 2024, subject to tenant's rights on tillable land.

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.



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

PRSTD MKTG
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CLOSING: THURSDAY, SEPTEMBER 19 | 10AM CDT 2024



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210±

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