

AUCTION

Black Hawk County, Iowa Land & Acreage

TIMED ONLINE

65 YEARS
Built on Trust.

OPENING: THURSDAY, OCTOBER 2
CLOSING: THURSDAY, OCTOBER 9 | 1PM 2025 CDT

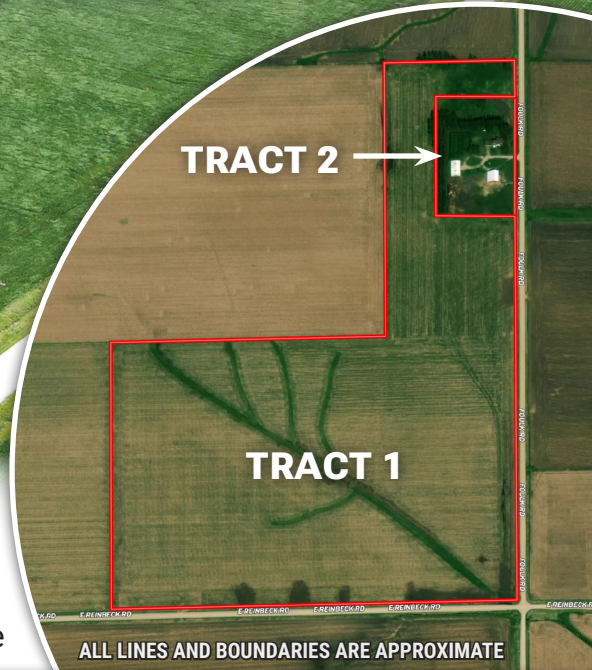
80.2
surveyed
ACRES

90.8 CSR2



TRACT 2

**OPEN HOUSE ON TRACT 2:
SEPTEMBER 25 FROM 1-2PM**

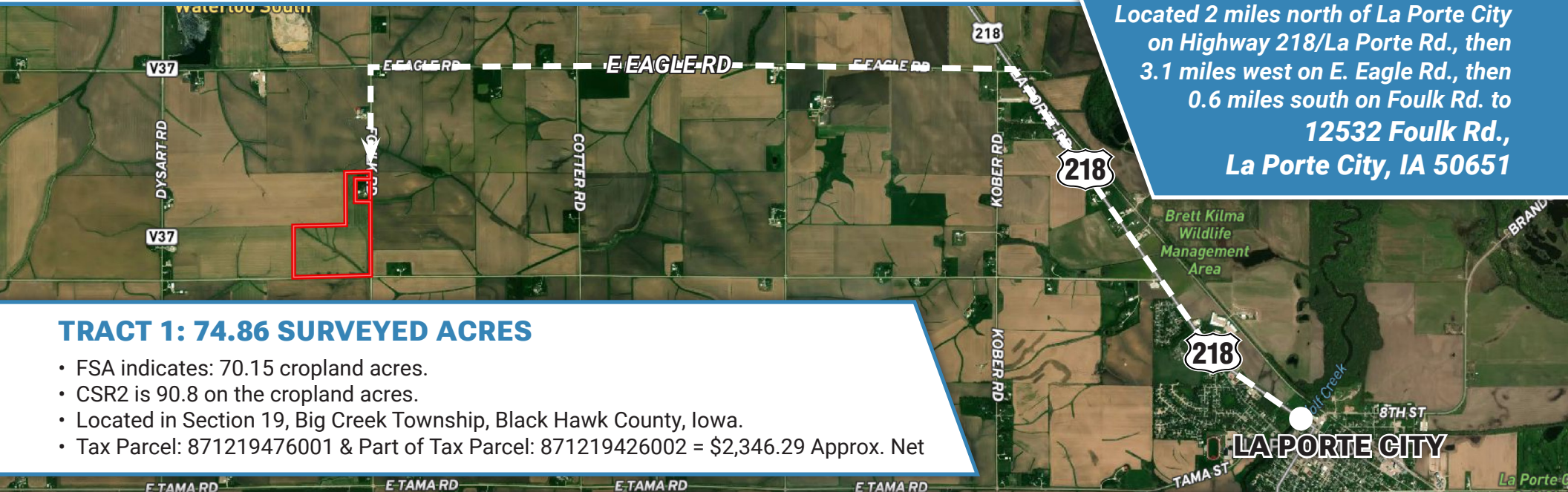


ALL LINES AND BOUNDARIES ARE APPROXIMATE

Auctioneer's Note: Don't miss your chance to bid your price on this rare offering of high-quality tillable farmland featuring an impressive 90.8 CSR2! Also up for auction: a spacious 4-bedroom country home with outbuildings, all set in a picturesque rural setting – ideal for farming, homesteading, or peaceful country living.

LA PORTE CITY, IOWA

Located 2 miles north of La Porte City on Highway 218/La Porte Rd., then 3.1 miles west on E. Eagle Rd., then 0.6 miles south on Foulk Rd. to 12532 Foulk Rd., La Porte City, IA 50651



TRACT 1: 74.86 SURVEYED ACRES

- FSA indicates: 70.15 cropland acres.
- CSR2 is 90.8 on the cropland acres.
- Located in Section 19, Big Creek Township, Black Hawk County, Iowa.
- Tax Parcel: 871219476001 & Part of Tax Parcel: 871219426002 = \$2,346.29 Approx. Net

TRACT 2: 2 STORY HOME & BUILDINGS ON 5.34± SURVEYED ACRES

- Beautiful country home with 4 bedrooms, 1-1/2 baths, 2,200 total sq. ft. of living space on two levels.
- Home features an updated kitchen with appliances, center island, built in pass thru cupboard & breakfast area.
- Adjacent to the kitchen is the formal dining room with hardwood floors & pocket doors. The front living room has hardwood floors & open stairway. The second living room is off of the formal dining room.
- Also on the main level is a ½ bath, laundry/pantry room and a breezeway to the garage.
- Upstairs offers 4 bedrooms, 3 with hardwood floors, full bathroom and a backstair way to the kitchen.
- Amenities include wrap around porch, Lennox high efficient gas furnace & central air (new in 2019), new shingles in 2019, updated septic system in 2016, basement with an interior & outside entrance & foundation coating, walkup attic and a well (new well pump installed 2024).
- Outbuildings include a 46'x72' machine shed and a 50'x52' barn with fenced lot and an attached 24'x30' garage.
- Part of Tax Parcel: 871219426002 = \$2,238.15 Approx. Net
- Included: Refrigerator, Stove, Microwave, Water softener, Patio pavers, Any item present on the day of final settlement/closing.
- Not included: LP tank (leased), Lawn mower, Snowblower, Farm Equipment, All furniture & personal property (Buyer will have the option to purchase furniture & personal property, if so desired).

Scan
for more
details!



Terms: This online auction will have a 5% buyer's premium. 10% down payment on October 9, 2025. Balance due at final settlement/closing with a projected date of November 24, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of November 24, 2025. Selling subject to tenant's rights on the land for the 2025-2026 farming season, full possession March 1, 2026.

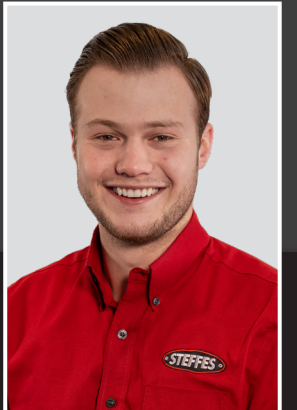
Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. The seller shall pay any unpaid real estate taxes payable in prior years.

See complete terms & conditions online at [SteffesGroup.com](https://www.steffesgroup.com)

STEFFES GROUP REPRESENTATIVE

MASON HOLVOET,
(319) 470-7372

Iowa Real Estate Salesperson S69890000



LELAND M. & BONNIE L. NICHOLS REVOCABLE TRUST

CO-TRUSTEES - JOHN NICHOLS, TOM NICHOLS, JIM & KATHY LEE
Closing Attorney - Larry J. Handley of Handley Law Firm, P.C.

SteffesGroup.com | (319) 385-2000

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