

Louisa County, Iowa LAND AUCTION

TIMED ONLINE

Opens: Tuesday, October 31

CLOSES: TUESDAY, NOVEMBER 7 | 1PM CST 2023

Selling Free & Clear for 2024 Farming!

43± Acres

Muscatine, Iowa

Land is located 10 miles south of Muscatine on Stewart Road/ County Road X61.

OR, 2 miles east of Grandview on 148th Street/Cemetery Lane, then 2 miles south on H Avenue, then 1.3 miles east on County Road X61.

Auctioneer's Note:

Seeking a smaller piece of land along the Mississippi River? Check out this land with tillable row crop acres with timber along the levee of the Mississippi River. Bid your price on this ideal sized property.



43.09± Surveyed Acres

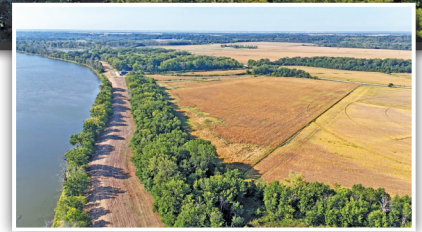
Approx. 34 acres tillable.

Corn Suitability Rating 2 is 54.6 on the tillable acres.

This property has over 1,600' of river frontage with 17 cabin lots.

Located on a hard surface road of X61.

Located in Sections 31 & 32, Port Louisa Township, Louisa County, Iowa.



GRET LAND, LLC

Closing Attorney - Eric Schmitt of Washington Law Office, LLP

Contact Tim Meyer of Steffes Group, 319.385.2000 or 319.750.1233



319.385.2000 | SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, 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: This online auction will have a 5% buyer's premium. 10% down payment on November 7, 2023. Balance due at final settlement with a projected date of December 22, 2023, upon delivery of merchantable abstract and deed and all objections having been met.
Possession: Projected date of December 22, 2023 (Subject to tenant's rights on the 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.
Tax parcels: 531277000, 532152000, 532178000, 532307000 = \$1,048.00 Net Drainage/Pump Project/Levee Assessment: \$1,431.00



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Mt. Pleasant, IA 52641

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