

LAND AUCTION

TIMED ONLINE

Marion County, Iowa



Built on Trust.

2 TRACTS

49.5± ACRES

subject to survey



On Highway 5 in

Attica, Iowa

Bidding Opening: Tuesday, April 1

CLOSING: TUESDAY, APRIL 8 | 1PM CDT 2025



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 2

Scan here
for more
Details



TRACT 1 – 43.5± ACRES

Subject to final survey

- FSA indicates: 37.39 cropland acres.
- Corn Suitability Rating 2 is 47.9 on the cropland acres.
- Field access off of Highway 5.
- Sections 2 & 11, Indiana Township, Marion County, Iowa.
- Tax Parcels: 04236-000-00, Part of 04400-000-00 = \$672.00 Net Approx.

TRACT 2 – 6± ACRES

Subject to final survey

- FSA indicates: 5.59 cropland acres.
- Corn Suitability Rating 2 is 69.4 on the cropland acres.
- Field access off of Highway 5.
- Section 11, Indiana Township, Marion County, Iowa.
- Part of Tax Parcel: 04400-000-00 = \$86.00 Net Approx.

Buyer to Receive 100% Cash Rent

for farm year commencing March 1, 2025 & ending February 28, 2026!

Terms: This real estate auction will have a 5% buyer's premium. 10% down payment due on April 8, 2025. Balance due at final settlement/closing with a projected date of May 23, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Landlord's Possession: Projected date of May 23, 2025 (Subject to tenant's rights on the tillable land for the 2025-2026 farming season, full possession March 1, 2026).

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

**GLEN BROWN ESTATE
ALICIA BROWN – EXECUTOR**

Closing Attorney:
Alicia M. Stuekerjuergen of Stuekerjuergen Law Firm, PLC

**STEFFES GROUP REPRESENTATIVE
MASON HOLVOET, (319) 470-7372**

Mason Holvoet - Iowa Real Estate Salesperson S6989000



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2245 E Bluegrass Rd,
Mt. Pleasant, IA 52641

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