

WASHINGTON COUNTY, IOWA LAND AUCTION

TIMED ONLINE

T1

T1

T2

T2

LAND LOCATED:

Tract 1 is located 3 miles east of Washington, IA on Highway 92, 3 miles south on Spruce Ave., then 0.5 miles west on 280th St.

Tract 2 is located 3 miles east of Washington, IA on Highway 92, 3 miles south on Spruce Ave., then 1 mile east on 280th St.

147± ACRES 2 TRACTS

AUCTIONEER'S NOTE:

Don't miss this opportunity to bid on prime Washington County farmland featuring strong CSR2 ratings, selling free and clear for the 2025 farming season!

OPENING: TUESDAY, DECEMBER 24

BIDDING CLOSING:
TUESDAY, DECEMBER 31 | 1PM CST 2024

SteffesGroup.com | (319) 385-2000

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



TRACT 1 - 111.48± ACRES

- FSA indicates: 107.89 cropland acres.
- Corn Suitability Rating 2 is 80.9 on the cropland acres.
- This tract has some pattern tile. View maps online.
- Section 36, Washington Township, & Section 1, Marion Township, Washington County, Iowa.
- Tax Parcels: 11-36-300-015, 15-01-100-002 = \$4,746.00 Net

TRACT 2 - 36.4± ACRES

- FSA indicates: 35.75 cropland acres, of which 4.27 acres are in CRP as follows:
 - 3.77 acres X \$302.40 = \$1,140.00 and expires on 9-30-2025.
 - 0.50 acres X \$260.76 = \$130.00 and expires on 9-30-2032.
- Corn Suitability Rating 2 is 78.2 on the cropland acres.
- Section 32, Oregon Township, Washington County, Iowa.
- Tax Parcel: 12-32-300-003 = \$1,366.00 Net

Terms: 10% down payment on December 31, 2024.

Balance due at final settlement with a projected date of February 14, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of February 14, 2025.

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

Scan QR code to see complete terms & conditions online!



SELLER:

SANDRA KOEHLER ESTATE & KOEHLER FARMS

Closing Attorney: Philip D. McCormick of Whitfield & Eddy Law

STEFFES GROUP REPRESENTATIVES:

MASON HOLOVET, (319) 470-7372

Iowa Real Estate Salesperson S6989000

TIM MEYER, (319) 750-1233

Iowa Real Estate Broker Officer B36355000



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