

# LAND AUCTION

*Lee County, Iowa*

**3 Tracts**  
**118±**  
*acres*



*Buyer  
Receives  
2nd Half  
Cash Rent!*

T2

*West Point, Iowa*

**Live! MONDAY, JULY 15 AT 1PM** CDT 2024

Join us for a LIVE auction of three tracts offering row crop production and rolling hay ground! This auction will have a complimentary lunch provided from Noon-1PM. Be sure to come and support the Lee County Youth as the Lee County Fair Jr. Livestock Auction will be held in the morning!

Land is located 4.7 miles west of West Point on County Road J40, then ½ mile north on Pilot Grove Road, then west on 155th Street.  
- OR - 5-1/2 miles north of Donnellson on Highway 218, then east on 155th Street.

**"Selling Choice with the Privilege"**

Tracts 1-3 will be selling Choice with the Privilege and will be sold price per gross surveyed acre times the bid price. Whereas the high bidder may choose Tract 1, Tract 2 or Tract 3 or any combination of Tracts 1-3, in any order, times their high bid. This will continue until Tracts 1-3 are sold. Tracts will not be recombined.

**TRACT 1 – 3.19± ACRES** *subject to survey*

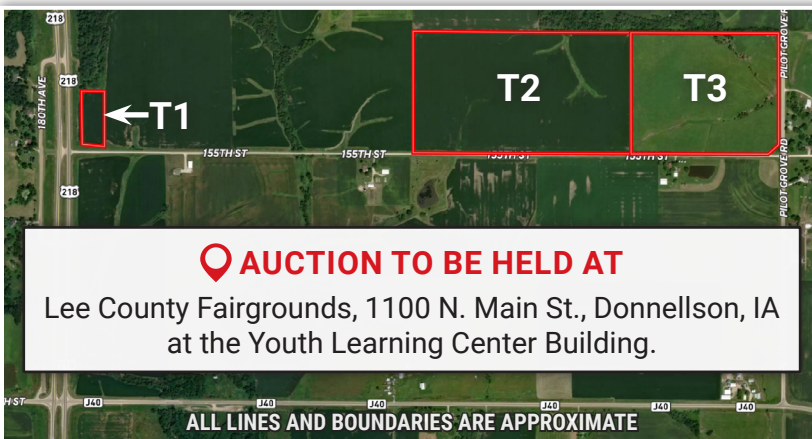
FSA indicates 3.77 HEL cropland acres.  
Corn Suitability Rating 2 is 63.8 on the cropland acres.  
Visible frontage along Highway 218.  
Section 33, Marion Township, Lee County, Iowa.  
Tax Parcel: 022102331000070 = \$118.00 Net

**TRACT 2 – 69± ACRES** *subject to survey*

FSA indicates 67.13 HEL cropland acres.  
Corn Suitability Rating 2 is 63.4 on the cropland acres.  
Sections 33 & 34, Marion Township, Lee County, Iowa.  
Tax Parcels: 022102332000040, Part of 022102341000030 = \$2,372.00 Net

**TRACT 3 – 46± ACRES** *subject to survey*

FSA indicates 42.74 HEL cropland acres.  
Currently used as hay ground/pasture.  
Corn Suitability Rating 2 is 38.4 on the cropland acres.  
Section 34, Marion Township, Lee County, Iowa.  
Tax Parcels: 022102341000040, Part of 022102341000030 = \$828.00 Net



**LAETITIA COOK ROTTER MARITAL TRUST | John Ward Rotter - Trustee**  
Closing Attorney for Seller - Brian J. Helling of Aspelmeier, Fisch, Power, Engberg & Helling, P.L.C.  
Contact Steffes Group Representative Mason Holvoet, 319.470.7372

**SteffesGroup.com | 319.385.2000**

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



Mason Holvoet - Iowa Real Estate Salesperson S69890000. Announcements made the day of sale take precedence over advertising.





Scan below for complete auction details at [SteffesGroup.com](http://SteffesGroup.com)



**Terms:** This real estate auction will have a 5% buyer's premium. 10% down payment on July 15, 2024. Balance due at final settlement with a projected date of August 29, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

**Possession:** Projected date of August 29, 2024, subject to tenant's rights.  
**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.



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

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*Buyer Receives 2nd Half Cash Rent Payment!*



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