

65 YEARS

Built on Trust.

LAND AUCTION

TIMED ONLINE

Delaware County, Iowa

One Tract
**112±
ACRES**

AUCTIONEERS NOTE:

With an impressive 85.2 CSR2 rating on this farm, this makes an excellent investment opportunity for producers or investors!

Manchester, Iowa

BIDDING OPENING: THURSDAY, OCTOBER 9
CLOSING: THURSDAY, OCTOBER 16 | 1PM CDT 2025

Selling Free & Clear for 2026 Farming Season!



SteffesGroup.com | (319) 385-2000

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

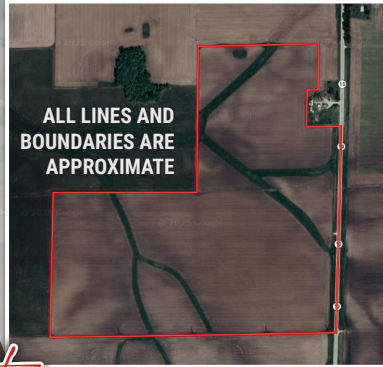


Announcements made the day of sale take precedence over advertising.



LAND LOCATED:

Located 5 miles north of Manchester, IA on Highway 13.



ALL LINES AND BOUNDARIES ARE APPROXIMATE

112.27± ACRES – SELLS IN 1 TRACT

FSA indicates: 113.64 cropland acres.

CSR2 is 85.2 on the cropland acres.

Tenant confirms farm has some tile in certain areas.

No tile maps available.

Sections 6 & 31, Honey Creek Township, Delaware County, Iowa.
Tax Parcels: 140-06-00-021-00 & 060-31-00-013-00 = \$4,748.00 Net

Terms: This real estate auction will have a 5% buyer's premium. Ten percent down payment due on October 16, 2025. Balance due at final settlement/closing with a projected date of December 1, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of December 1, 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 final settlement/closing 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

Address Service Requested

PRSTD MKTG
US POSTAGE
PAID
FARGO, ND
PERMIT #315

**KEVEN M. JEFFERIS TRUST,
DAVID J. & TAMMY PONSFORD,
AND LAURIE & JERRY HOPP**

*Closing Attorney: Charles P. Augustine
of Klatt Law Firm, Klatt, Augustine & Rastede, P.C.*



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

Iowa Real Estate Salesperson S69890000