

# LAND AUCTION

TIMED ONLINE

*Cerro Gordo County, Iowa*

**OPENING:**  
Thursday, November 14

*80± Acres  
One Tract*

*Thornton, Iowa*

**CLOSING:**  
Thursday, November 21 | 1PM CST 2024

Don't miss  
the opportunity  
to add this valuable  
farm to your operation  
or investment portfolio!



*Selling Free & Clear for 2025 Farming Season!*

**SteffesGroup.com | (641) 423-1947**

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



Announcements made or published the day of sale take precedence over advertising.



# 80± ACRES Sells in 1 Tract

- **FSA indicates:**  
75.48 cropland acres.
- **Corn Suitability Rating 2:**  
64.9 on the cropland acres.
- **Seller states:**  
Farm has pattern tile.
- **Located:**  
Section 20, Grimes Township,  
Cerro Gordo County, Iowa.
- **Tax Parcels:**  
132020000200 & 132020000400  
= \$1,934.00 Net

**Terms:** 10% down payment on November 21, 2024. Balance due at final settlement with a projected date of December 30, 2024, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of December 30, 2024.

**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.



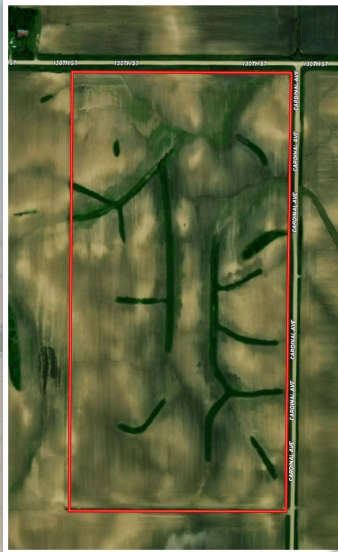
See complete details, terms & conditions at [SteffesGroup.com](https://SteffesGroup.com)

*Seventy Seven Investment Co.*

Patrick B. Dillion of Dillion Law P.C. - Closing Attorney for Seller

Contact Steffes Group Representative  
**MASON HOLVOET, (319) 470-7372**

Mason Holvoet - Iowa Real Estate Salesperson S6989000



**THORNTON**

Located 1.6 miles west of  
Thornton, IA on 125th St, then  
0.6 miles south on Eagle Ave, then  
1.9 miles west on 120th St., then 0.8 miles north on Cardinal Ave.



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

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