

SEALED BID

LAND AUCTION

Fayette County, Iowa

Fayette, Iowa

Attention hunters and outdoor enthusiasts! Don't miss this rare opportunity to own 200± acres of prime timberland and CRP ground generating \$14,936 in annual income. Approximately 73 acres are enrolled in CRP, with the balance in mature timber, creating an exceptional wildlife habitat for deer, turkey, and pheasant. Submit your bid on this recreational and income producing property.

200± ACRES 1 Tract

DEADLINE: TUESDAY, MARCH 31 | 1PM CDT 2026



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.

200± ACRES - SELLS IN 1 TRACT

- FSA indicates: 73.21 cropland acres, all in CRP:
3.14 acres X \$204.00 = \$642.00, expires 9-30-2035
70.07 acres X \$204.00 = \$14,294.00, expires 9-30-2035.
- CSR2 is 57.8 on the cropland acres.
- 97.5 acres of timber are currently in FRR Forrest Reserve, which is tax exempt.
- Section 25, Westfield Township, Fayette County, Iowa.
- Tax Parcels: 1125100002, 1125100005 = \$2,184.00 Net.
- Included: Antique Case tractor

Terms: This sealed bid real estate auction will have a 5% buyer's premium. If you are declared the winning bidder, 10% down payment is due upon acceptance. Balance due at final settlement/closing with a projected date of May 15, 2026, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of May 15, 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.

THREE WAYS TO BID:

1. DOCUSIGN 2. EMAIL 3. APPOINTMENT

Scan QR code for detailed bidding instructions.



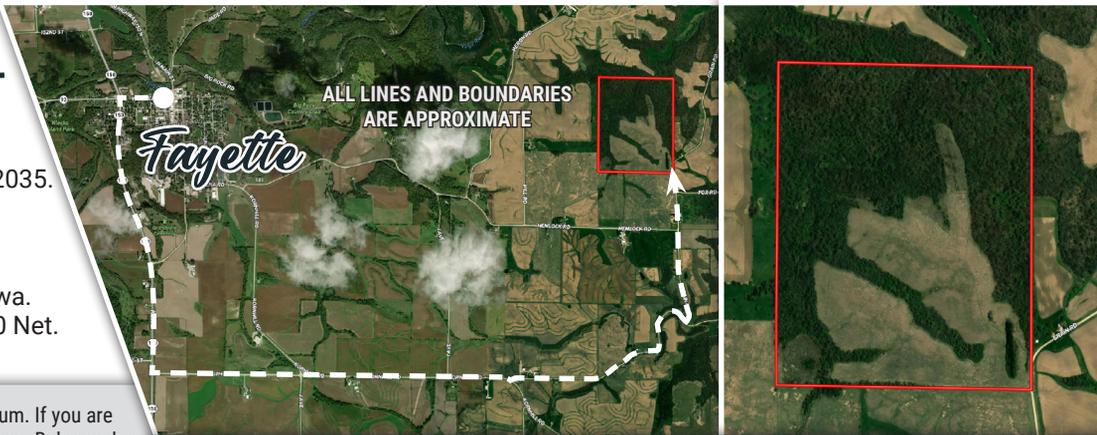
ARDETH FAIR OLDFATHER TRUST & RODRICK OLDFATHER TRUST

CBI BANK & TRUST – TRUSTEE

*Closing Attorney: Matthew Gardner
of Gardner Law Firm, P.C.*

STEFFES REPRESENTATIVE MASON HOLVOET, (319) 470-7372

Iowa Real Estate Salesperson S69890000



Land located 1.8 miles south of Fayette on Hwy 150, then 2.4 miles east on 103th St., then 1.5 miles east on Grannis Rd., then 1 mile north on Grain Rd.



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

Address Service Requested

PRSTD MKTG
US POSTAGE
PAID
FARGO, ND
PERMIT #315