

SEALED BID

Mitchell County, Iowa LAND AUCTION

65 YEARS
Built on Trust.

284± ACRES - 3 TRACTS



TRACT 1



TRACT 2



TRACT 3

BUYER TO RECEIVE A PRORATE OF THE 2025 CASH RENT!

AUCTIONEER'S NOTE: Submit your bids on these Mitchell County tracts with pattern tile and healthy CSR2's. Bid on one tract or any combination of tracts.

DEADLINE: THURSDAY, JUNE 12 | 5PM CDT 2025

TRACT 1: 105± ACRES

- FSA indicates: 101.49 NHEL cropland acres of which 21.84 acres are in CRP: 17.61 acres X \$284.29 = \$5,006.00 and expires on 9-30-2026. 4.23 acres X \$293.00 = \$1,239.00 and expires on 9-30-2027.
- Corn Suitability Rating 2 is 78.6 on the cropland acres.
- This tract has pattern tile & terraces. Tile maps available online.
- Located in Sections 23 & 24, Burr Oak Township, Mitchell County, Iowa.
- Tax Parcels: 1123200004, 1124100001 = \$3,424.00 Net

TRACT 2: 120± ACRES

- FSA indicates: 109.10 NHEL cropland acres of which 36.84 acres are in CRP: 36.84 acres X \$273.29 = \$10,068.00 and expires on 9-30-2026.
- Corn Suitability Rating 2 is 75.5 on the cropland acres.
- This tract has pattern tile. Tile maps available online.
- Old building site located in the southeast corner.
- Located in Section 12, Burr Oak Township, Mitchell County, Iowa.
- Tax Parcel: 1112100002 = \$3,720.00 Net

TRACT 3: 59.85± ACRES

- Approx: 41 NHEL cropland acres.
- Corn Suitability Rating 2 is 73.1 on the cropland acres.
- This tract has pattern tile. Tile maps available online.
- Balance of land is pasture & a creek running through.
- Located in Section 11, Burr Oak Township, Mitchell County, Iowa.
- Tax Parcel: 1111200003 = \$1,612.00 Net

Osage, Iowa

TRACT 1

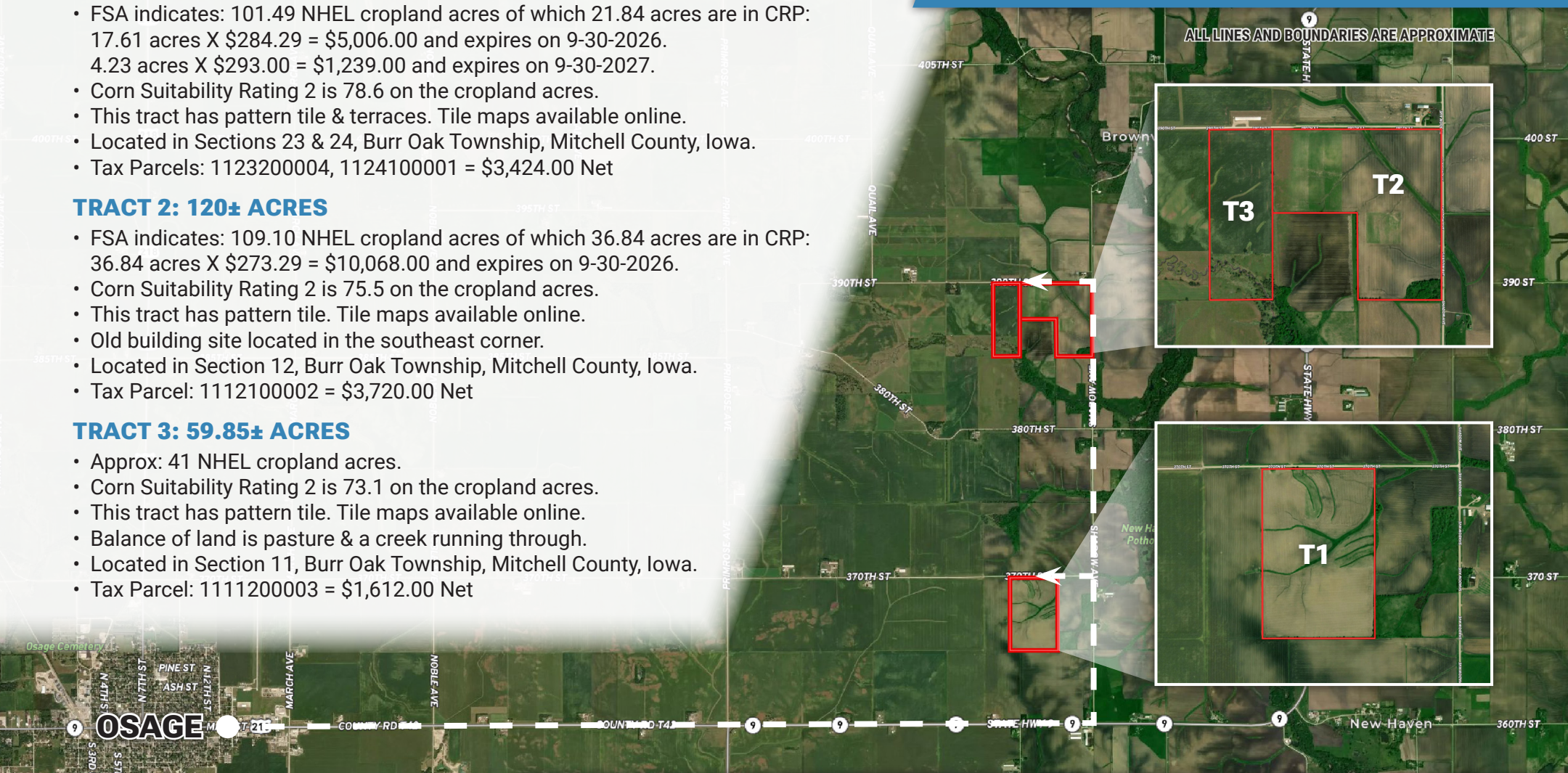
Located 5.5 miles east of Osage, IA on Hwy 9/218, then 1 mile north on Shadow Ave, then 0.4 miles west on 370th St.

TRACT 2

Located 5.5 miles east of Osage, IA on Hwy 9/218, then 2.8 miles north on Shadow Ave.

TRACT 3

Located 5.5 miles east of Osage, IA on Hwy 9/218, then 3 miles north on Shadow Ave, then 0.6 miles west on 390th St.



HOW TO BID: All sealed bids need to be received by Thursday, June 12, 2025 at 5:00PM CDT.

There are three ways to submit a bid:

- 1. DOCUSIGN** Contact Mason to request a Sealed Bid Form to be completed via DocuSign.
- 2. EMAIL** Download Sealed Bid Form from SteffesGroup.com. Email completed form to Mason.Holvoet@SteffesGroup.com. If emailed, it shall be the bidder's responsibility to confirm bid form has been received.
- 3. IN-PERSON** Make an appointment with Mason to fill out the Sealed Bid Form.

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 July 28, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Landlord's Possession: Projected date of July 28, 2025 (Subject to tenant's rights on the tillable land for the 2025-2026 farming season, full possession after March 1, 2026).

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.

Any announcements published or made the day of the submission deadline take precedence over advertising.

See complete terms & conditions online at SteffesGroup.com



**STEFFES GROUP
REPRESENTATIVE**

MASON HOLVOET,
(319) 470-7372

Iowa Real Estate Salesperson S69890000



F. E. DUNKEL COMPANY

Closing Attorney - Collin M. Davison of Laird Law Firm

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