

Floyd County, Iowa LAND AUCTION

TIMED ONLINE

OPENING: THURSDAY, MARCH 26

CLOSING: THURSDAY, APRIL 2 | 1PM CDT 2026

Floyd, Iowa

120± ACRES
with **85 CSR2**

T1

T2

Selling Free & Clear for 2026

Prime farmland investment opportunity in Floyd County!

Tract 1 offers 116± acres of highly productive row-crop farmland with an excellent 85 CSR2 rating. Tract 2 features a 4± acre former farmstead site with great potential, ready for clearing and cleanup after years of being idle, presenting a great opportunity for a potential building site.



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.

TRACT 1: 116± ACRES (pending survey)

- FSA indicates: 115.16 cropland acres.
- CSR2 is 85 on the cropland acres.
- Section 13, Floyd Township, Floyd County, Iowa.

TRACT 2: 4± ACRES (pending survey)

- This old farmstead site could be a potential building site. Property has an abandoned mobile home, (3) grain bins 3,902, 3,035 & 2,168 bu. and a well (condition unknown).
- Address: 1543 March Ave, Floyd, Iowa.
- Included: Abandoned mobile home, All items present on the day of final settlement/closing.

Terms: This online auction will have a 5% buyer's premium. Ten percent (10%) down payment on April 2, 2026. Balance due at final settlement/closing with a projected date of May 18, 2026, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of May 18, 2026. Immediate Possession Available for Tract 1. Buyer of Tract 1 may elect to take immediate possession of the property. Possession shall be granted upon execution of the real estate purchase agreement and hold harmless agreement, and upon receipt of the required down payment.

Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. The seller shall pay any unpaid real estate taxes payable in prior years.

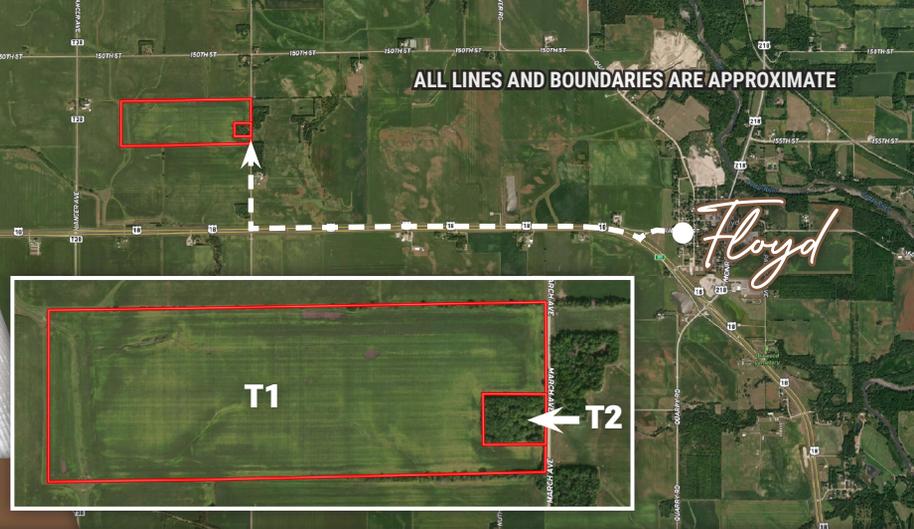
JANET J. NAUMAN ESTATE

CO-EXECUTORS: SANDRA NAUMAN
& FIRST CITIZENS BANK

*Closing Attorney: Katlyn B. Downs
of Laird Law Firm*

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

Iowa Real Estate Salesperson S69890000



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

Address Service Requested

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