

TIMED ONLINE

Land Auction

Benton County, Iowa

135.8[±]
acres, 2 tracts

90.9 CSR2!

La Porte City, Iowa

Land is located 4 miles south of La Porte City on Highway 218,
then 1 1/4 miles west on 53rd Street/County Highway D65.

T1

T2

T2



*Scan for Complete
Auction Details!*

Opens: Thursday, December 23
Closes: Thursday, December 30, 2021 at 1PM

319.385.2000 | SteffesGroup.com

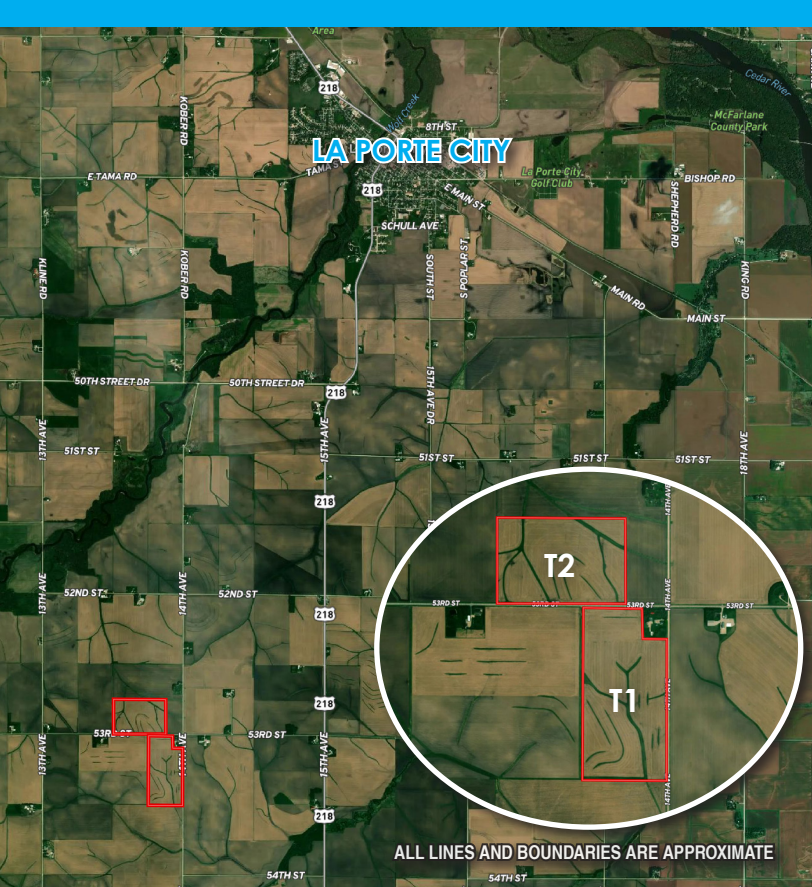
Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641



Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL

Announcements made the day of sale take precedence over advertising.





LA PORTE CITY

ALL LINES AND BOUNDARIES ARE APPROXIMATE

TRACT 1 – 75.8 Deeded Acres M/L

FSA indicates: 72.53 acres fillable.
 Corn Suitability Rating 2 is 90.9 on the fillable acres.
 Located in Section 22 of Bruce Township, Benton County, Iowa.

TRACT 2 – 60 Deeded Acres M/L

FSA indicates: 58.39 acres fillable.
 Corn Suitability Rating 2 is 88.6 on the fillable acres.
 Located in Section 15 of Bruce Township, Benton County, Iowa.

Terms: 10% down payment on December 30, 2021. Balance due at final settlement with a projected date of February 14, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of February 14, 2022 (*Subject to tenant's lease*).

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.

Tract 1 – Net \$ 2,686.00 (Rounded) | Tract 2 – Net \$ 2,116.00 (Rounded)



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 FARGO, ND

All maps and complete terms & conditions available online at SteffesGroup.com

DOROTHY M. BOLDT REVOCABLE TRUST

Bruce D. Boldt - Trustee | Corey R. Lorenzen – Attorney for Seller

Contact Nate Larson of Steffes Group at 319.931.3944

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