

Land Auction

Mitchell County, Iowa



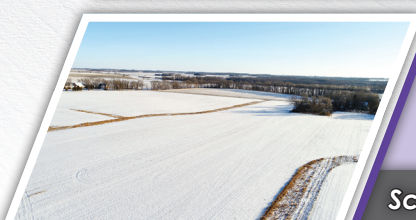
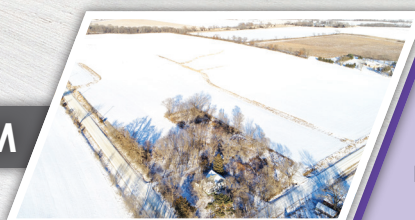
live with online bidding available

THURSDAY, FEBRUARY 24, 2022 | 11AM

Osage, IA

Land is located 4 miles east of Osage on Highway 218, then 5 miles south on Highway 218, then 3 miles west on Mitchell Line Street to 2229 Mitchell Line Street, Orchard, IA.

Auction to be held at the Cedar River Complex Events Center, 1006 Chestnut Street, Osage, Iowa



*Buyer to
Receive 100%
of the Cash Rent
for 2022!*

77± ACRES, 1 TRACT

FSA information: 70.35 NHEL acres tillable of which 1.45 acres are in CRP as follows:

1.45 acres X \$344.67 = \$500.00
and expires on 9-30-2025.

Corn Suitability Rating 2 is 74.1 on the tillable. Located in Section 18, West Lincoln Township, Mitchell County, Iowa.

There is an abandoned homestead on the southwest corner of the farm.

74.1 CSR2!



Scan for Complete Auction Details!

319.385.2000 | SteffesGroup.com

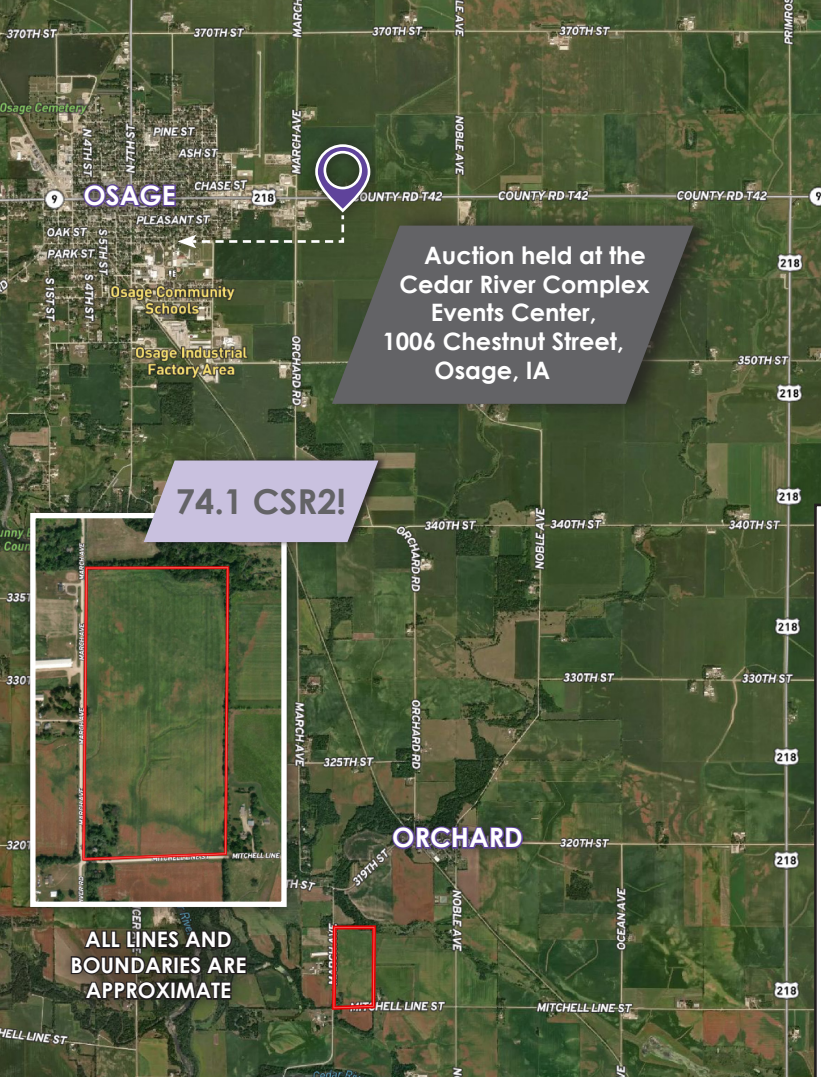
Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641



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

Announcements made the day of sale take precedence over advertising.





Auction held at the Cedar River Complex Events Center, 1006 Chestnut Street, Osage, IA

74.1 CSR!

ORCHARD

ALL LINES AND BOUNDARIES ARE APPROXIMATE

JUDEE LEE GODDEN

Mark L. Walk – Attorney for Seller

For information contact Steffes Group at 641.423.1947; Mason Holvoet, 319.470.7372 or Nate Larson, 319.931.3944

Terms: 10% down payment on February 24, 2022. Balance due at final settlement with a projected date of April 8, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of April 8, 2022 (Subject to tenant's rights on the tillable land).
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.
The following taxes are approximate and will be used to prorate at closing:
Tax Parcel - 15-18-300-002 - \$2,032.00 Net (Rounded)

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



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

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