

LAND AUCTION

TIMED
ONLINE

OPENS: WEDNESDAY, AUGUST 10TH

CLOSES: WEDNESDAY, AUGUST 17, 2022 AT 10AM

Clinton County, Iowa

*17± ACRES
offered in
one tract*

*87.5
CSR2!*

260TH ST LOW MOOR 44TH AVE S

270TH ST 236 270TH ST

ALL LINES AND BOUNDARIES ARE APPROXIMATE

📍 Located 1 mile south of Low Moor on 380th Avenue to 2698 380th Avenue, Camanche, Iowa

*scan for
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.





17± acres (subject to final survey)

This tract of land is located on a hard surface road with a Wick 22'x30' 3 car garage built in 1991. Electricity is on the property and there is a well (condition unknown).

FSA indicates: 15.55 tillable acres.

Corn Suitability Rating 2 is 87.5 on the tillable acres.

Located in Section 27, Eden Township, Clinton County, Iowa.

Included: Any items present on the day of closing.

Not included: Vehicles, Farm Equipment.

Terms: 10% down payment on August 17, 2022. Balance due at final settlement with a projected date of September 30, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of September 30, 2022 (Subject to tenant's rights on 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.

Tax parcel 22-0605-0000 = \$1,630.00 (Approx.)

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

DAVID W. LARSEN ESTATE

DeWitt Bank & Trust Co. – Administrator

Roger Hill – Senior Vice President & Trust Officer

Jennifer Condon – Closing Attorney for Seller

For information contact Mason Holvoet

of Steffes Group at 319.385.2000 or 319.470.7372

Auctioneer's Note: This timed online auction has what you've been looking for! A smaller parcel of land located in the country. Offering row crop tillable land with 87.5 CSR2 and a former homestead site with a 22'x30' garage. Own your own hobby farm in the country!



2245 East Bluegrass Road
Mt. Pleasant, IA 52641

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