

LAND AUCTION

TIMED ONLINE

Lee County, Iowa

Fort Madison, Iowa

Land is located 4 ½ miles south of Fort Madison on Highway 61, then ¼ mile west on 270th Street

48.04± acres

Auctioneer's Note:

Here is a piece of Iowa farmland with development potential. Offering tillable land adjacent to the railroad and just off Highway 61.



Opens: Tuesday, July 26 / CLOSING: TUESDAY, AUGUST 2 | 1PM 2022 CDT

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.



48.04 Surveyed Acres, 1 Tract

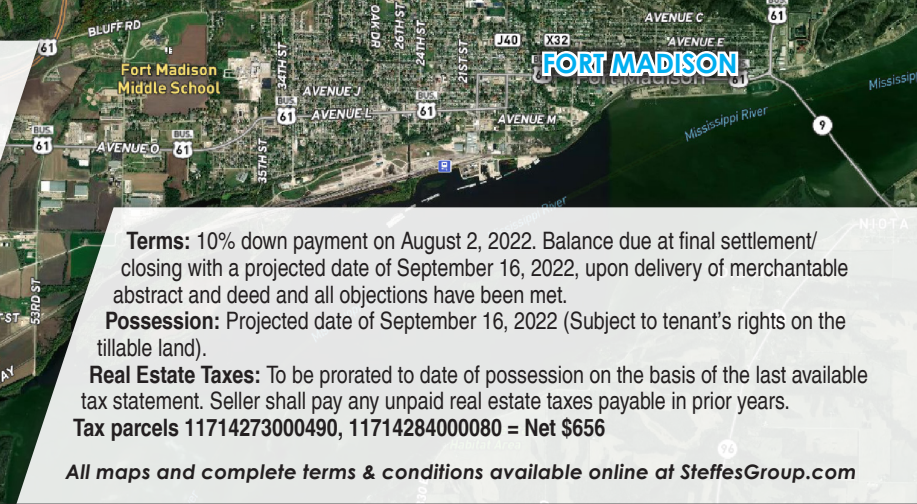
FSA indicates: 44.47 acres tillable.

Corn Suitability Rating 2 is 35.8 on the tillable acres.

Located in Sections 27 & 28, Jefferson Township, Lee County, Iowa

Property is Iowa Economic Development Authority (IEDA) Certified:

Certified as part of the Fort Madison Industrial Site as a General Industrial Site.



Terms: 10% down payment on August 2, 2022. Balance due at final settlement/closing with a projected date of September 16, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of September 16, 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.

Tax parcels 11714273000490, 11714284000080 = Net \$656

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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auction details*

FRANCES L. SCHMITZ
Julie L. Pulkrabek – Closing Attorney for Seller
For information contact Mason Holvoet
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