

LAND AUCTION

Des Moines County, Iowa

TIMED
ONLINE

42[±] TRACT,
ACRES

Auctioneer's Note:

Very rare opportunity to purchase a smaller tract of investment grade Iowa farmland with a **90.1 CSR2** rating. Don't miss your chance to capitalize on this farm!

BIDDING OPENS: WEDNESDAY, SEPTEMBER 7

CLOSES: WEDNESDAY, SEPTEMBER 14 | 4PM ²⁰²¹ CST

42[±] Acres (Subject to final survey)

FSA indicates: 41.78 NHEL tillable acres. Corn Suitability Rating 2 is 90.1 on the tillable acres. Located in Section 11, Union 'E' Township, Des Moines County, Iowa.

SCAN FOR
AUCTION
DETAILS!



90.1
CSR2!

Burlington, Iowa

Land is located at the corner of South Gear Avenue & Augusta Road, Burlington, Iowa

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.





Terms: 10% down payment on September 14, 2022. Balance due at final settlement with a projected date of October 28, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of October 28, 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.

Part of Parcels 15-11-400-003 and 15-11-400-004: Net = \$1,731.00 (Approx.)

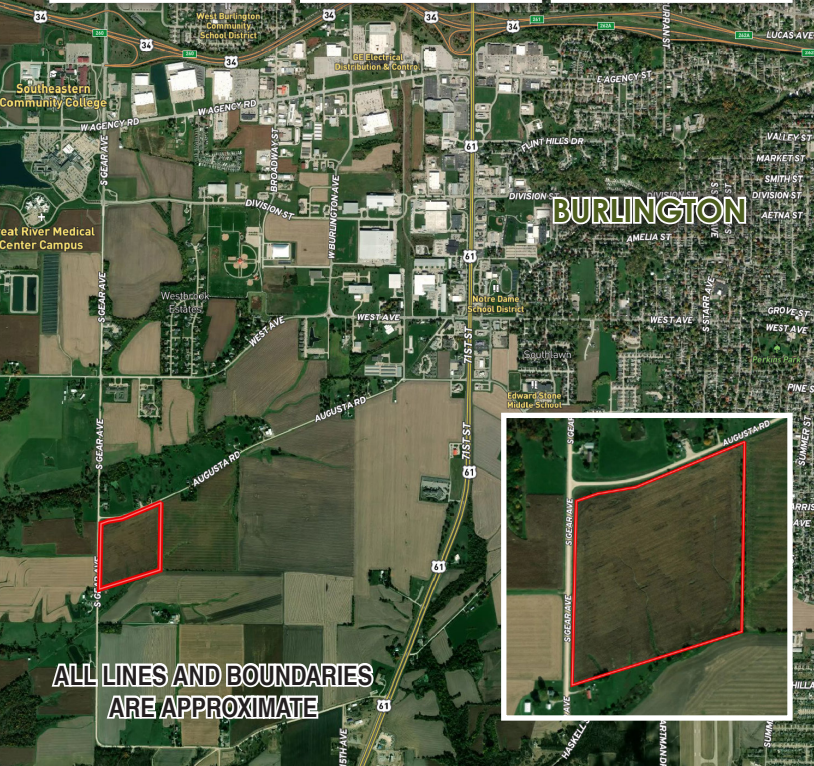
All maps and complete terms & conditions online at SteffesGroup.com

Edward Leroy Murphy & Beverly Joyce Murphy

Anderson, Roberts, Porth, Wallace, Stewart & Werner LLP

Alyssa R. Stewart – Closing Attorney for Seller

For information contact Mason Holvoet of Steffes Group at 319.385.2000 or 319.470.7372



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