

TIMED ONLINE  
**Land Auction**  
*Recreational*

*1 tract*  
**43.58<sup>±</sup>**  
acres

OPENS: Wednesday, August 24

CLOSES: WEDNESDAY, AUGUST 31, 2022 AT 4PM

*Story County, Iowa*

*Maxwell, Iowa*



319.385.2000 | [SteffesGroup.com](https://www.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.





From the south edge of Maxwell, the land is located ½ mile east on South Street, then ½ mile south on 657th Avenue, then west on 330th Street. Access will be by easement through the east driveway of the adjoining property of 65784 330th Street, Maxwell, Iowa.

All maps and complete terms & conditions online at [SteffesGroup.com](http://SteffesGroup.com)



**Auctioneer's Note:** Take a look at this recreational tract of land with Indian Creek running through the property. Enjoy all the hunting & recreational opportunities this property has to offer!

*43.58 Acres - Sells in 1 Tract*

FSA indicates: 13.04 acres tillable.  
Corn Suitability Rating 2 is 65.4 on the tillable acres.  
Located in Section 34, Indian Creek Township, Story County, Iowa.

**Terms:** 10% down payment on August 31, 2022. Balance due at final settlement/closing with a projected date of October 14, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of October 14, 2022.

**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** 15-34-200-255,15-34-200-450, 15-34-200-175 = Net \$316.00

## CHARLES TROUP ESTATE

*Nick AbouAssaly – Closing Attorney for Seller*

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



2245 East Bluegrass Road  
Mt. Pleasant, IA 52641

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