

TIMED ONLINE

Land Auction

Henry County, Iowa

77± acres - 1 tract

Mount Pleasant, Iowa

Land is located 5 1/2 miles east of Mt. Pleasant on Winfield Avenue/220th Street.

Opens: Tuesday, November 1

Closes: Tuesday, November 8, 2022 | 4PM

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.



77.3 C&P2!



ALL LINES AND
BOUNDARIES ARE
APPROXIMATE

scan for details



ALL LINES AND BOUNDARIES ARE APPROXIMATE



MOUNT PLEASANT

77.3
CSR2!



Auctioneer's Note: Located on a hard surface road is this 77.3 CSR2 land with 76.83 acres tillable. Looking for an investment or wanting to add more acres to your farming operation then bid your price!

Terms: 10% down payment on November 8, 2022. Balance due at final settlement with a projected date of January 2, 2023, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of January 2, 2023 (Subject to tenant's rights).
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 200090410000700, 200090520000200 = \$2,594.00 Net
All maps and complete terms & conditions available at SteffesGroup.com



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

PRESORTED
MARKETING
US POSTAGE
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PERMIT #315
FARGO, ND

77 ACRES M/L - subject to final survey

FSA indicates: 76.83 tillable acres.
Corn Suitability Rating 2 is 77.3 on the tillable acres.
50'x64' machine shed.
Located in Sections 4 & 5, New London Township, Henry County, Iowa.
Not included: Hay bales, 2022 crop

RAYMOND K. & SHERRI L. BEATTIE
William J. Hargrafen – Closing Attorney for Seller
For information contact Mason Holvoet
of Steffes Group at 319.385.2000 or 319.470.7372