

TIMED ONLINE

Land Auction

Butler County, Iowa

36.24[±]
acres - one tract

Greene, Iowa

Land is located 4 miles west of Greene on County Highway C13,
then ½ mile north on Hickory Avenue.

74.1
CSR2!

*scan for
details*



Opens: Wednesday, November 2 / CLOSING: WEDNESDAY, NOVEMBER 9 AT 1PM 2022 CDT

641.423.1947 | 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.



74.1
CSR2!

ALL LINES AND
BOUNDARIES ARE APPROXIMATE

36.24± Acres - One Tract

FSA indicates: 34.87 tillable acres.
Corn Suitability Rating 2 is 74.1 on the tillable acres.
Located in Section 6, Coldwater Township, Butler County, Iowa.

Terms: 10% down payment on November 9, 2022. Balance due at final settlement with a projected date of December 23, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 23, 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 0206200044 = \$992.00 Net

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

TANNER D. HILDEBRAND

Byron Schipper - Power of Attorney

David Kuehner of Shepard, Gibson, Lievens & Kuehner - Closing Attorney

For information contact Steffes Group at 641.423.1947;

Mason Holvoet, 319.470.7372 or Duane Norton, 515.450.7778



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