

Opens: Wednesday, November 23

TIMED
ONLINE

Closes: Wednesday, November 30 | 4PM 2022
CST

LAND AUCTION

Worth County, Iowa

76.05⁺
Acres - 1 Tract

85.7
CSR 2

Lake Mills, Iowa

Land is located 4 miles east of Lake Mills on Highway 105.

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

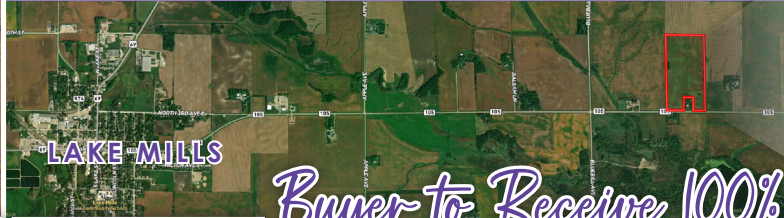
Announcements made the day of sale take precedence over advertising.



Auctioneer's Note: Investment quality farm! Located on a hard surface road with an 85.7 CSR2!



Soil Maps, FSA Information, additional photos
and complete terms & conditions at SteffesGroup.com



*Buyer to Receive 100%
of the 2023 Cash Rent*



76.05± ACRES - 1 TRACT

FSA indicates: 73.14 NHEL tillable acres.

Corn Suitability Rating 2 is 85.7 on the tillable acres.

Located in Section 4, Bristol Township, Worth County, Iowa.

Terms: 10% down payment on November 30, 2022. Balance due at final settlement with a projected date of December 30, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Landlord's Possession: Projected date of December 30, 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 Parcels - 05-04-100-005, 05-04-100-001: \$2,112.00 Net

KEITH FULLER AND MONICA WOLF

*Michael S. Vervaecke of Hayek, Moreland, Smith & Bergus, L.L.P.
Closing Attorney for Seller*

For information contact Mason Holvoet of Steffes Group,
641.423.1947 or 319.470.7372



2245 East Bluegrass Road
Mt. Pleasant, IA 52641

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