

LAND AUCTION

OPENS: WEDNESDAY, NOVEMBER 23

Hancock County, Iowa

TIMED ONLINE

CLOSES: THURSDAY, DECEMBER 1 | 1PM 2022 CST

Kanawha, Iowa

39.08⁺
acres, 2 tracts

85.7
CSR2

Selling Free & Clear for 2023 Farming Season!



*scan for
details*



641.423.1947 | [SteffesGroup.com](https://www.steffesgroup.com)

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



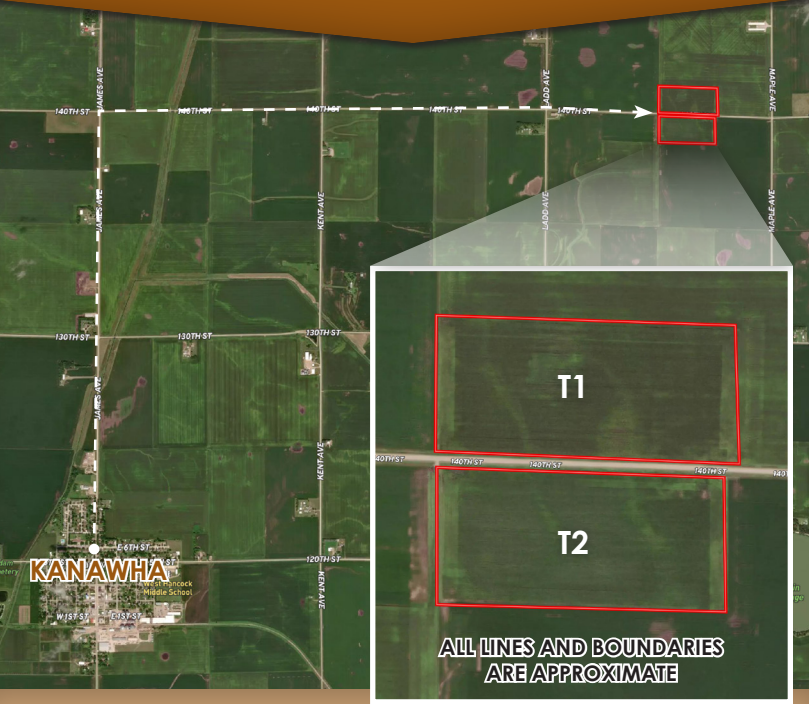
Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL

Announcements made the day of sale take precedence over advertising.



Auctioneer's Note: Your opportunity to bid on investment quality, highly productive row crop land with 85.7 & 83.8 CSR2!

Land is located 2 miles north of Kanawha on R35/James Avenue, then 2 ½ miles east on 140th Street.



**ALL LINES AND BOUNDARIES
ARE APPROXIMATE**

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

SWEERS FAMILY FARM

Collin M. Davison of Laird Law Firm – Closing Attorney for Seller
For information contact Mason Holvoet of Steffes Group,
641.423.1947 or 319.470.7372

TRACT 1 – 20.08± ACRES

FSA indicates: 19.57 fillable acres
Corn Suitability Rating 2 is 85.7 on the fillable acres.
Located in Section 12, Amsterdam Township, Hancock County, Iowa.

TRACT 2 – 19± ACRES

FSA indicates: 18.63 fillable acres
Corn Suitability Rating 2 is 83.8 on the fillable acres.
Located in Section 13, Amsterdam Township, Hancock County, Iowa.

Terms: 10% down payment on December 1, 2022. Balance due at final settlement with a projected date of January 16, 2023, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of January 16, 2023 (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.

Tract 1 – Parcel 1412452000: \$520.00 Net, Drainage Assessments - \$293.00 & \$5.00

Tract 2 – Parcel 1413126000: \$484.00 Net, Drainage Assessments - \$301.00 & \$7.00



2245 East Bluegrass Road
Mt. Pleasant, IA 52641

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