

TIMED ONLINE
Land Auction
Keokuk County, Iowa

141±
acres, 1 tract

OPENS: Friday, December 23

CLOSES: FRIDAY, DECEMBER 30, 2022 AT 4PM

Sigourney, Iowa

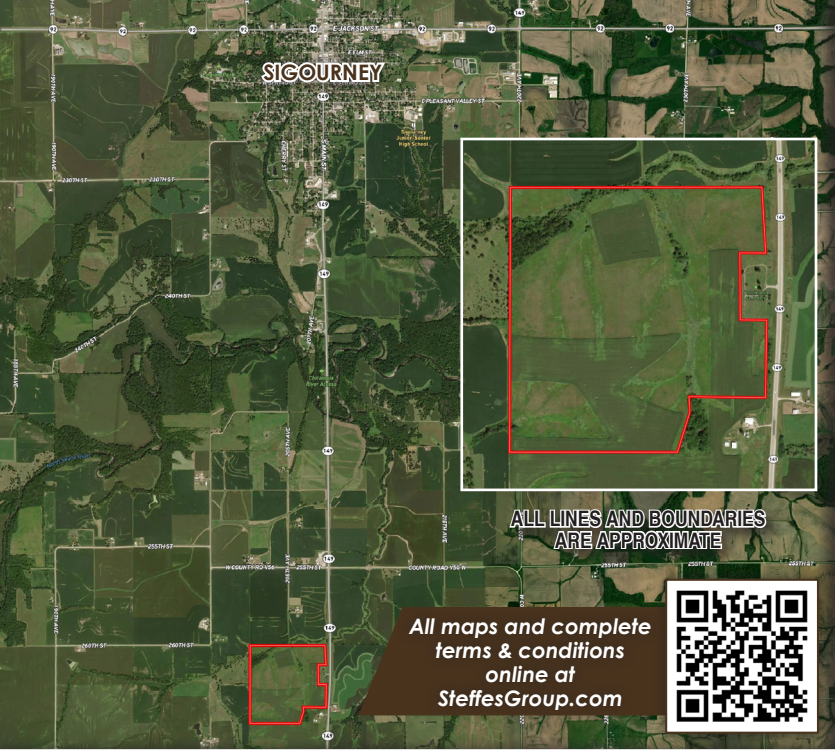
641.423.1947 | [SteffesGroup.com](https://www.SteffesGroup.com)

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

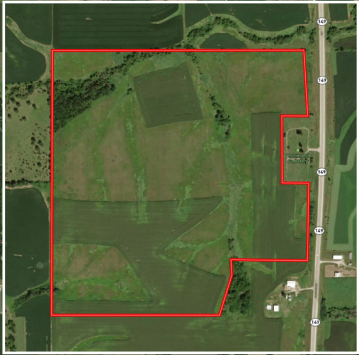


Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL
Announcements made the day of sale take precedence over advertising.





SIGOURNEY



ALL LINES AND BOUNDARIES
ARE APPROXIMATE

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



Auctioneer's Note: Here is your opportunity to add to your farming operation or land portfolio. This row crop land is located 3 1/2 miles south of Sigourney on Highway 149 and offers a 64.5 CSR2 rating.

141 Acres - Subject to Survey

Approx. 134 tillable acres of which 6.18 acres are in CRP as follows:
6.18 acres X \$208.00 = \$1,285.44 and expires on 9-30-2028.
Corn Suitability Rating 2 is 64.5 on the tillable acres.
Located in Section 26, West Lancaster Township, Keokuk County, Iowa.
Anhydrous has been applied this fall, no expense to the Buyer.



2245 East Bluegrass Road
Mt. Pleasant, IA 52641

PRESORTED
MARKETING
US POSTAGE
PAID
PERMIT #315
FARGO, ND

Terms: 10% down payment on December 30, 2022. Balance due at final settlement with a projected date of February 13, 2023, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of February 13, 2023.

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: WLTOS-030900, WLTOS-031000, WLTOS-030800, Part of WLTOS-030700
= Net - \$3,617.00 (Approx.)

JEFFERY KUNTZ FARMS LLC

Travis J. Schroeder of Simmons, Perrine, Moyer, Bergman PLC
Closing Attorney for Seller

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