TIMED ONLINE

Auctioneer's Note: Investment quality farm with an 87.7 CSR2!! Land is located 4 1/2 miles south of Washington on Highway 1

Opens: Wednesday, February 8 duesday, February 15 | 14

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, WI, NE & MT. Announcements made the day of sale take precedence over advertising.

















115.93± ACRES

FSA indicates: 113.41 tillable acres.
Corn Suitability Rating 2 is 87.7 on the tillable acres.
Located in Sections 3 & 34, Brighton & Franklin Township,
Washington County, Iowa.

MATTHEW M. WULF

Closing Attorney for Seller: John E. Beasley of Phelan Tucker Law LLP For information contact Mason Holvoet of Steffes Group, 319.385.2000 or 319.470.7372

Mason Holvoet - Iowa Real Estate Salesperson S69890000



TERMS: 10% down payment on February 15, 2023. Balance due at final settlement.



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