

LAND AUCTION

HENRY COUNTY, IOWA

2 TRACTS
117+
ACRES

87.6
CSR2

BUYER TO RECEIVE 100% CASH RENT

LIVE WITH ONLINE BIDDING!



THURSDAY, MARCH 2 | 1PM CST 2023

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.



Auctioneer's Note: If you are looking for farmland investment, check out this land with 87.4 CSR2. Tenant already in place for the 2023 crop year with the Buyer receiving 100% of the 2023 cash rent.

"SELLING CHOICE WITH THE PRIVILEGE"

Tracts will be sold price per acre and will be selling Choice with the Privilege. High bidder may take Tract 1 or Tract 2 or Both Tracts times their high bid. This will continue until Both Tracts are sold. Tracts will not be recombined.

Land is located $\frac{3}{4}$ miles south of Olds on Highway 218/27, then $2\frac{1}{2}$ miles east on Highway 78.

Auction held at Steffes Group Auction Facility,
2245 East Bluegrass Road, Mt. Pleasant, Iowa.

TRACT 1 - 40± DEEDED ACRES

FSA indicates: 39.91 acres tillable.

Corn Suitability Rating 2 is 87.4 on the tillable acres.

Located in Section 24, Wayne Township, Henry County, Iowa.

TRACT 2 – 77.043± DEEDED ACRES

FSA indicates: 72.45 acres tillable.

Corn Suitability Rating 2 is 80.4 on the tillable acres.

Buildings include: 40'x70' machine shed, 40'x40' building, 30'x46' hoop building, 16'x66' open hog building with concrete lot, 7,054 bu. grain bin, 3,902 bu. grain bin.

Located in Section 24, Wayne Township, Henry County, Iowa.

Not included: 500 gal. LP tank, LP tank on running gear, Fuel tank, Hay bales in hoop building, Tenant's farm equipment.

TERMS: 10% down payment on March 2, 2023. Balance due at final settlement.

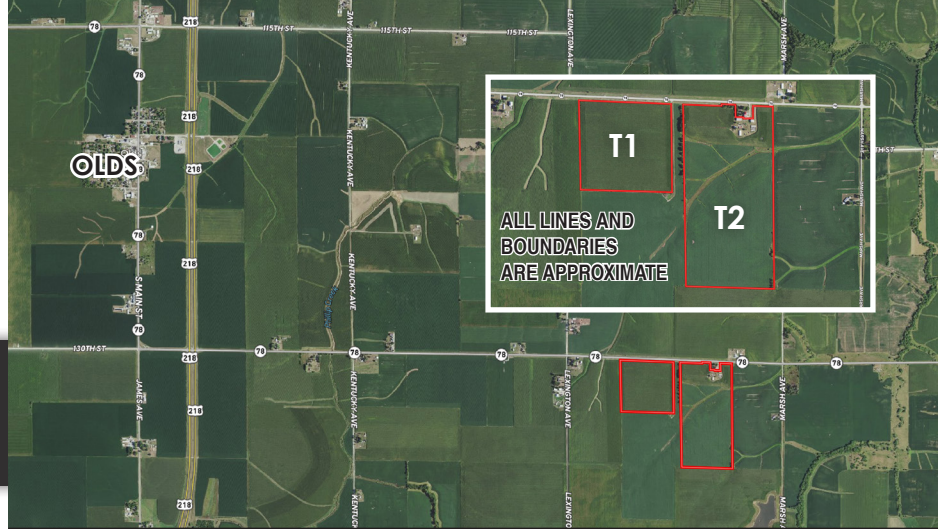
DELORES A. MESSER ESTATE, LUCAS MESSER, AND CHARLES L. MESSER III

Laura M. Krehbiel – Referee

Contact Tim Meyer of Steffes Group,
319.385.2000 or 319.750.1233

Tim Meyer - Iowa Real Estate Broker Officer - B36355000

scan for details



2245 East Bluegrass Road
Mt. Pleasant, IA 52641

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