

LAND AUCTION

Hancock County, Iowa

Timed Online

Bidding Opens:

Friday, March 17

BIDDING CLOSES:

FRIDAY, MARCH 24 | 1PM
CDT 2023

150+
acres

Klemme, Iowa

Land is located 5 ¼ miles west of Klemme on County Road B55/170th Street, then ¾ miles north on County Road R44/Nash Avenue.



319.385.2000 | [SteffesGroup.com](https://www.SteffesGroup.com)

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

scan for details



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.



**75.4
CSR2!**

ALL LINES AND BOUNDARIES ARE APPROXIMATE



Auctioneer's Note: Land with 75.4 CSR2 on 141.94 acres tillable, located on a hard surface road!
Don't miss your chance to bid!

150.62± Deeded Acres – Sells in 1 Tract

FSA indicates: 141.94 tillable acres.

Corn Suitability Rating 2 is 75.4 on the tillable acres.

Located in Section 30, Liberty Township, Hancock County, Iowa.

TERMS: 10% down payment on March 24, 2023. Balance due at final settlement.

**Jennifer L. Malek, Sandra N. Formanek,
and Tod R. Christensen**

Collin M. Davison of Laird Law Firm – Closing Attorney

Contact Mason Holvoet of Steffes Group,
641.423.1947 or 319.470.7372

Mason Holvoet - Iowa Real Estate Salesperson S69890000



2245 East Bluegrass Road
Mt. Pleasant, IA 52641

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