

LAND & Acreage AUCTION

TIMED ONLINE

55+ Acres
TWO TRACTS

Opens: Thursday, March 21

CLOSES: THURSDAY, MARCH 28 | 10AM CST 2024

Check out this Heritage Farm nestled in the Villages of Van Buren County, near the small town of Lebanon. Offering a potential building site on a hard surface road with annual CRP income. Also selling is a ranch style home with usable outbuildings. Don't miss the chance of owning your place in the country!

Van Buren County

KEOSAUQUA, IOWA

Selling Free & Clear for 2024!

Open House: March 14 from 10-11AM



SteffesGroup.com | 319.385.2000

Steffes Group, Inc., 2245 E Bluegrass Rd, 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.



Scan for complete auction details, list of home amenities, & pictures online!

ALL LINES AND BOUNDARIES ARE APPROXIMATE

Steffes Group Representatives will be at Tract 2 to assist with online bidding on March 28 at 9AM

Located 7.6 miles west of Keosauqua on Route J40 to 15090 Route J40 OR 5.6 miles north of Cantril, IA on V64, then east on Route J40 to 15090 Route J40

Terms: This online auction will have a 5% buyer's premium. 10% down payment on March 28, 2024. Balance due at final settlement with a projected date of May 10, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of May 10, 2024.

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.

Kenneth E. Johnston

Edward E. Cox of Cox Law Firm, LLP – Closing Attorney

CONTACT STEFFES GROUP REPRESENTATIVE

MASON HOLVOET, 319.470.7372

Iowa Real Estate Salesperson S69890000

TRACT 1 - 50± ACRES SUBJECT TO FINAL SURVEY

- 47± cropland acres
- 36.87± acres are in CRP
- 57.3 CSR 2
- Rural water along north property line
- Section 1, Jackson Township, Van Buren County, Iowa.

TRACT 2 – HOME & OUTBUILDINGS ON 5.05± SURVEYED ACRES

- 3 bedrooms
- Ranch style w/ 1,200 sq.ft. on main level
- Built in 1960
- Living room w/ hardwood floors
- Large eat-in kitchen w/ ample cabinets, refrigerator & stove
- Updated bathroom w/ walk-in shower
- Unfinished basement w/ storage space, shower & outside entrance
- Property has 0.5± acres tillable, balance being the acreage & pasture
- **Buildings include:**
 - 24'x32' attached garage,
 - Morton 45'x54' pole building,
 - 42'x60' pole building w/ 18'x42 lean to,
 - 40'x48' barn w/ 20'x48' lean to,
 - Two grain bins, 2,500 & 1,500 bu.



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