

1 Tract
40±
Acres

Henry County, Iowa

TIMED ONLINE

LAND AUCTION

Opens: Wednesday, May 8

*Buyer to Receive
Second Half Cash Rent*



Rome, Iowa

Land is located 0.8 miles west of Rome on Highway 34,
then 3.8 miles south on Benton Avenue.



CLOSES: WEDNESDAY, MAY 15 | 2PM CDT 2024

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.

Looking to invest in Iowa farmland? This 40 Acres tract has a tenant already in place. The successful bidder will receive the second half cash rent payment, making this acquisition an instant source of revenue. Bid to win your piece of Iowa!

40± Deeded Acres - 1 Tract

Approx: 35 HEL cropland acres.

Corn Suitability Rating 2 is 42.1 on the cropland acres.

Located in Section 30, Tippecanoe Township, Henry County, Iowa.

Not included: Farm equipment & Misc. items.



Terms: This online auction will have a \$1,000 buyer's premium. This means a buyer's premium in the amount of \$1,000 shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price. 10% down payment on May 15, 2024. Balance due at final settlement with a projected date of July 1, 2024, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of July 1, 2024 (Subject to tenant's rights).

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 parcel: 170073020000400 = \$660.00 Net

TODD W. BARTON

Mitchell L. Taylor of Cray Law, PLC – Closing Attorney

Contact Steffes Group Representative Tim Meyer, 319.750.1233

Tim Meyer - Iowa Real Estate Broker Officer - B36355000



ALL LINES & BOUNDARIES
ARE APPROXIMATE

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