

Huge Three Days and Five Counties

AUCTION

Iowa and South Dakota

Iowa &
South Dakota
824
acres m/l

AUCTION #1 - MON., JULY 1 - 10AM

Held at the Indianola Country Club,
1610 Country Club Rd, Indianola, IA

453.05 Acres M/L in Warren County, IA

"Selling Choice with the Privilege"

Tract #1 - 100% Interest In 80 Acres M/L

Located 1 mile east of Medora on G76, then 1 1/2 miles north on 120th Ave, then 1 mile east on Tripoli St.

FSA indicates: 66.04 acres tillable all of which are in the CRP program as follows: 63.36 acres at \$219.50 = \$13,908.00 and expires on 9-30-2027. 0.68 acres at \$165.30 = \$443.00 and expires on 9-30-2020.

CSR2 of 45 on the tillable acres. Section 13, Squaw Twp.

Tract #2 - 100% Interest In 150 Acres M/L

Located 1 mile northeast of Medora on G76, then on 120th Ave.

Approx. 131 acres tillable of which approx. 88 acres are in the CRP program as follows: Approx. 88 acres at \$224.32 = \$19,740.16 and expires on 9-30-2027.

The tillable (CRP & row crop) has a CSR2 of 58.2, of which approx. 40 acres of row crop has a CSR2 of 87.

Section 12, Squaw Township.

Tract #3 - 100% Interest In 80 Acres M/L

Located 1 mile east of Medora on G76, then 2 miles north on 120th Ave, then 1/2 mile east on Sherman St.

Approx. 62.50 acres tillable of which approx. 61.5 acres are in the CRP program as follows: Approx. 50 acres at \$224.32 = \$11,216.00 and expires on 9-30-2027. Approx. 11.5 acres at \$142.60 = \$1,640.00 and expires on 9-30-2020. CSR2 of 45.8.

Section 12, Squaw Township.

Tract #4 - 100% Interest In 23.05 Surveyed Acres M/L

Located 1 1/2 miles south of Martensdale on R45, then 1/2 mile west on Kirkwood St. Ingress and Egress for this tract is through an easement from Kirkwood St.

FSA indicates: 21.48 acres tillable acres. CSR2 of 82.1.

Section 33, Jefferson Township.

Tract #5 - 75% Interest In 80 Acres M/L

Located 2 miles east of Indianola on G36, then 1 mile north on G36.

FSA indicates: 64.26 acres tillable acres. CSR2 of 77.9 on the tillable. Section 16, Lincoln 'E' Township.

Tract #6 - 2 Contracts For Deed - 40 Acres M/L

Located 1 mile west of Milo on G58, then 3/4 miles north on 180th Ave.

Opportunity to bid your price for two contracts for deed. There are two real estate contracts, where Cool Acres LLC is the seller. The two contracts will be sold as one combined item, for one lump sum price. Each contract conveys an undivided one-half interest in the following: Please note 100% payment for Warren County, IA Tract #6 will be due the day of the auction. CSR2 of 86.5 on the tillable acres.

Section 13, Otter Township.

Guthrie Co., IA - Contract for Deed - 4714 Johnson Pt, Panora, IA

AUCTION #2 - MON., JULY 1 - 2PM

Held at Meeting Place, 1013 N. Main St., Osceola, IA

178.29 Acres M/L in Clarke County, IA

Tract #1 - 100% Interest In 113.36 Acres M/L

Located 5 miles west of Lucas, IA on Highway 34, then 3/4 miles north on 100th Ave/Clarke-Lucas Ave.

FSA indicates: 102.76 acres tillable. CSR2 of 51.8 on tillable.

Sections 12 & 13, Jackson Township, Clarke Co., IA.

Tract #2 - 50% Undivided Interest In 64.93 Surveyed Acres M/L

Located 3/4 miles east of Liberty, IA on H16/Scott St.

Please note this tract is being bought on contract.

FSA indicates: 56.80 acres tillable. CSR2 of 59.1 on the tillable acres.

Section 8, Liberty Township, Clarke Co., IA.

AUCTION #3 TUE., JULY 2 - 2PM

Held at the Renwick Community
Center, 511 Main St., Renwick, IA

**151.7 Acres M/L
in Humboldt County, IA**

"Selling Choice with the Privilege"

Tract #1 - 100% Interest In 75 Deeded Acres M/L

Located 2 miles south of Thor on P66/Utah Ave, then 1 mile east on C54/270th St.

FSA indicates: 71 acres tillable. CSR2 of 69.3.

Section 34, Norway Township.

Tract #2 - 100% Interest In 76.7 Acres M/L

Located 3 1/2 miles west of Renwick on C26/150th St, then 1/2 mile north on P66/Utah Ave.

FSA indicates: 73.93 acres tillable.

CSR2 of 80.5 on the tillable acres.

Section 28, Vernon Township.

AUCTION #4 WED., JULY 3 - 10AM

Held at the Scotland City Hall,
410 Main St, Scotland, SD

40 Acres M/L in

Hutchinson County, SD

1 Tract - 100% Interest In 40 Deeded Acres M/L

Land is located 1 mile east of Kaylor on Section Line Road/290th St., then 1/2 mile north on 419th Ave.

FSA indicates 38.19 acres tillable of which 19.4 acres are in the CRP program as follows: 19.4 acres at \$100.83 = \$1,956.00 and expires on 9-30-2020.

Majority soil types: Clarno Bonilla, Clarno, Tetonka Section 28, Sharon Township, Hutchinson County, South Dakota.

Scott Steffes-SD Broker License #4762 - 701-237-9173

Cool Acres, LLC

Brian Heemstra,
Scott Heemstra &
Diane Clevenger

Steve Hendricks, Kersten Brownlee
Hendricks PLLC - Attorney

Contact Nate Larson of Steffes Group,
319.385.2000 or by cell, 319.931.3944



SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA | 319.385.2000