

# LAND AUCTION

TIMED ONLINE

*Des Moines County, Iowa*

**100±**  
*acres, two tracts*

*Selling Free & Clear for 2023!*

**CLOSES: TUESDAY, AUGUST 23, 2022 AT 4PM**

**Auctioneer's Note:** Tract 1 offers highly productive tillable land on a hard surface road with timber ground. Tract 2 has hay/pasture ground for horses or livestock along with timber ground. Potential building site is a possibility as well!

*Land is located from the intersection of West Mt. Pleasant Street and North Gear Avenue, proceed 1 ½ miles north on North Gear Avenue.*

## **TRACT 1 - 54.97± ACRES**

FSA indicates: 27.59 tillable acres. CSR 2 is 76.9 on the tillable acres.  
Located in Section 23, Flint River Township, Des Moines County, Iowa.

## **TRACT 2 - 45.18± ACRES**

FSA indicates: 7.37 tillable acres. CSR 2 is 74.2 on the tillable acres. Located in Section 23, Flint River Township, Des Moines County, IA. The tillable land is currently hay ground and the property also includes fenced pasture with a 30'x40' open faced machine shed, 2 smaller outbuildings, Rathbun rural water and electric. Balance of land is timber with Flint Creek running through this property.

## **R&R DEVELOPMENT, INC.**

*Rhonda J. Brown & Farmers & Merchants Bank and Trust, Co-Executors | Kelli S. Johnson, Trust Officer  
Anderson, Roberts, Porth, Wallace, Stewart & Werner LLP*

*Alyssa R. Stewart, Closing Attorney for Seller*

Contact Steffes Group at 319.385.2000;

Mason Holvoet at 319.470.7372 or Nate Larson at 319.931.3944



**319.385.2000 | SteffesGroup.com**

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