

Benton County, Iowa LAND AUCTION

TIMED ONLINE

144.70± Acres

subject to final survey

Dysart, Iowa

Land is adjacent to Dysart and is located at the southeast corner of the intersection of Highway 21 and 59th Street.

Auctioneer's Note: Opportunity is knocking with this investment grade Benton County farmland, boasting an incredible 91.3 CSR2 rating! Additional income through the cellular tower lease. Situated conveniently along Highway 21, adjacent to Dysart. Seize this rare investment opportunity now by placing your bids.

- FSA indicates: 131.50 NHEL cropland acres.
- Corn Suitability Rating 2 is 91.3 on the cropland acres.
- Additional income of \$500 per month from the U.S. Cellular tower lease. Copy of lease agreement available at [SteffesGroup.com](https://www.steffesgroup.com).
- Section 19, Monroe Township, Benton County, Iowa.

scan for details



Opens: Thursday, February 1

CLOSES: THURSDAY, FEBRUARY 8 | 10AM CDT 2024

91.3 CSR2

Selling Free & Clear for 2024!



BRIAN MEHLHAUS AND DIANE JANVRIN

Closing Attorney for Seller - Kirke C. Quinn Law Office

Contact Steffes Group Representative Tracy Coffland, 319.350.5003

Tracy Coffland - Iowa Real Estate Salesperson S70695000

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.





Terms: 10% down payment on February 8, 2024. Balance due at final settlement/closing with a projected date of March 22, 2024, upon delivery of merchantable abstract and deed and all objections having been met.
Possession: Projected date of March 22, 2024 (Subject to cell tower lease.)

Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. The seller shall pay any unpaid real estate taxes payable in prior years.
Tax Parcel 79014680 = Net \$5,196.00
See complete terms & conditions online at SteffesGroup.com



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2245 E Bluegrass Rd,
Mt. Pleasant, IA 52641

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91.3
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Selling trees & clear for 2024!

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