

TIMED ONLINE LAND AUCTION

78 ACRES M/L ROCKFORD TOWNSHIP
POTTAWATTAMIE COUNTY, IA



Legal Description:

The E 1/2 SE 1/4 Except part SESE in SW corner, all in 27-77-44, Pottawattamie Co, IA

- Taxable Acres: 78 acres m/l
- Cropland Acres: 77.02 Per FSA
- CSR2: 65.3 per Surety Maps
- Taxes: \$2370 for 2022, prorated to closing
- Drainage: \$521 paid in 2023

 **ONLINE BIDDING BEGINS
JULY 30TH**



Online Bidding Powered By
www.spencergroups.com

Auctioneers Note:

Very nice tract of Missouri River Bottomland located northwest of Honey Creek, IA and close to I-29. Buyer will receive possession and farming rights for 2025. Excellent addition to a current farming operation or a great opportunity for a beginning farmer!

TERMS:

All interested parties to register at www.spencergroups.com and submit a bank letter of creditworthiness to the Spencer Groups office by calling 712-644-2151. Bidding begins July 30th. Your bid is not subject to financing or any other contingencies. Seller has the right to accept or reject the final bid by 5pm on August 6th. If final bid is accepted, buyer to place a 10% non-refundable earnest in the Blair Title Trust account, where it will be held until closing. Each party will be responsible for normal closing costs associated with closing a real estate transaction. See website for full terms and disclaimers. Closing will take place on or before September 5th, 2024.

ED SPENCER, BROKER/AUCTIONEER 402-510-3276

FARMS AMERICA INC | ED SPENCER REAL ESTATE | 322 E. 7TH ST, LOGAN, IA 51546

LUKE SPENCER, AUCTIONEER | HANNAH JOHNSEN, AUCTIONEER

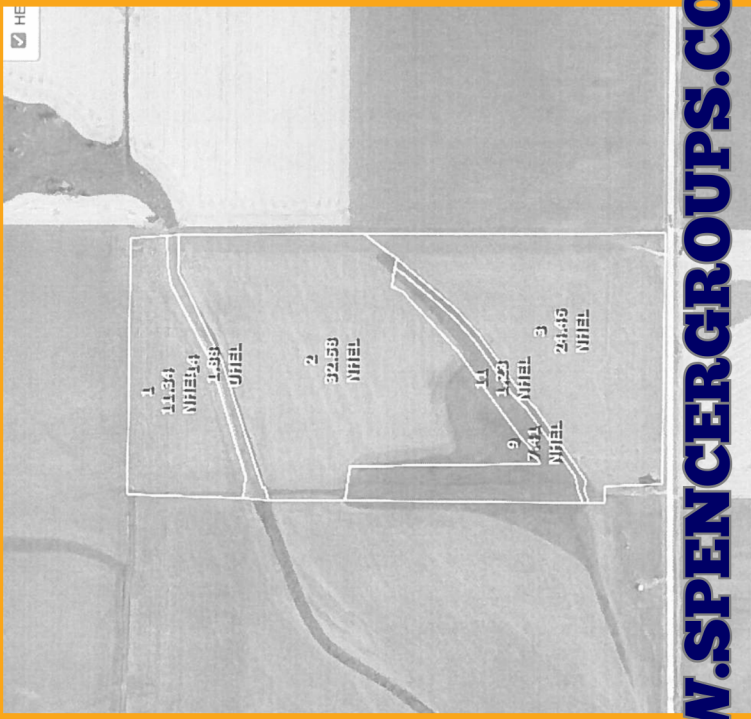


WWW.SPENCERGROUPS.COM





Spencer Groups, INC
 322 E. 7th St.
 Logan, IA 51546



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Directions to the Farm:

From Honey Creek, Iowa intersection of Old Lincoln Highway and Sumac, West on Sumac Road approximately 1/2 mile to the farm. Farm is located on the North side of Sumac Road.

Signs Posted

T77N R34W SEC 27



Location Map