

# SATURDAY, MARCH 21ST @ 11AM

## 102.6 ACRE POTTAWATTAMIE COUNTY LAND AUCTION

### SELLING IN 2 TRACTS

#### AUCTION HELD AT THE SPENCER AUCTION FACILITY

3328 OVERTON AVE, BEEBEETOWN, IA

 Online Bidding available @ [www.spencerauctiongroup.com](http://www.spencerauctiongroup.com)



FARM# 5224  
TRACT# 8245  
SEC. 24 York, W Pott

24-T76N-R41W



FARM# 5224  
TRACT# 8248  
SEC. 19 James

19-T76N-R40W



**Building  
1 home  
allowed!**

### FARM 1

80 acres S 1/2 NE 1/4 York Township Section 24 Pottawattamie County, Iowa

#### Directions to the Farm:

From Oakland, Iowa, West on G-42/Honeysuckle Road approximately 3 1/2 miles, then north on 380th/M-16 approximately 3 miles to Lombardy Road. West on Lombardy Road approximately 2 miles to 360th St. North on 360th St approximately 1/2 mile, farm is located on the West. Signs Posted.

GPS Coords 41.3687N 95.4982W

### FARM 2

22.6 acres in SW 1/4 SW 1/4 Section 19, James Township, Pottawattamie County, Iowa

#### Directions to the Farm:

From Oakland, Iowa, West on G-42/Honeysuckle Road approximately 3 1/2 miles, then north on 380th/M-16 approximately 3 miles to Lombardy Road. West on Lombardy Road approximately 2 miles to 360th St. Farm is located in the Northeast corner of the intersection of Lombardy Road and 360th St. Signs Posted.

GPS Coords 41.3623N 95.4979W

### FSA INFORMATION

Farm#: 5224 Tract#: 8245

Cropland: 78.76 acres

Corn Base: 38.20 PLC Yield: 154

Bean Base: 30.20 PLC Yield: 43

CSR2: 75.3 per Surety Maps

Taxes: \$2780 for 2018. Taxes will be prorated to the date of closing.

**This 80 acres is 98% tillable with an excellent location with road frontage on 360th St with a high CSR2 rating comprised primarily of Marshall and Monona soils.**

Method of Auction: Farm will sell 80 acres times the bid.

### FSA INFORMATION

Farm#: 5224 Tract#: 8248

Cropland: 22.17 acres

Corn Base: 10.60 PLC Yield: 154

Bean Base: 8.40 PLC Yield: 43

CSR2: 68.7 per Surety Maps

Taxes: \$728 for 2018. Taxes will be prorated to the date of closing.

**This 22 acre tract is 98% tillable, high CSR 2 rating, comprised primarily of mostly of Monona soil and with road frontage 360th St on the West and Lombardy Road on the South. This farm would make a great addition to a farming operation, or an excellent building site! Perfect small hobby farm for horses, alpacas, etc.**

Method of Auction: Farm will sell 22.6 acres times the bid.

### METHOD AND TERMS

**Terms:** Your bid is not subject to financing. Buyer on each farm will be required to place 10% of the purchase price as a non-refundable down payment on the day of the auction, made payable to Clear Title and Escrow, which shall hold the earnest funds in escrow prior to closing.

**Title:** Sellers shall provide an updated abstract on Farm 1 and Farm 2. Buyer on each farm to provide title opinion.

**Acceptance of Bids:** Final bids on each farm is subject to the approval of the sellers. Each farm will sell separate and will not be combined.

**Closing:** Closing on each Farm shall be on or before April 21st, 2020 under the supervision of Ed Spencer, Broker for Sellers, and Clear Title, Escrow Company.

**Possession:** Buyer of each Farm will receive full possession and closing and full farming rights for the 2020 crop year.

**Disclaimer:** Announcements made by the auctioneer at the time of the sale will take precedence over any and all previously printed material, or any oral statements made. All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The Farms are being sold on an "as-is, where-is" basis, and no warranty or representation, either expressed or implied concerning the property is being made by the Sellers or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning each farm. The information contained in this brochure is believed to be accurate, but is subject to verification of all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the Auction Company. All sketches and dimensions in this brochure are approximate and based upon GIS, aerial photographs, and information provided by the county assessor. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.

**Agency:** Farms America, INC/Ed Spencer Real Estate and Spencer Auction Group are agents for and represent the Seller's in this transaction. All bidders will be considered customers, not clients

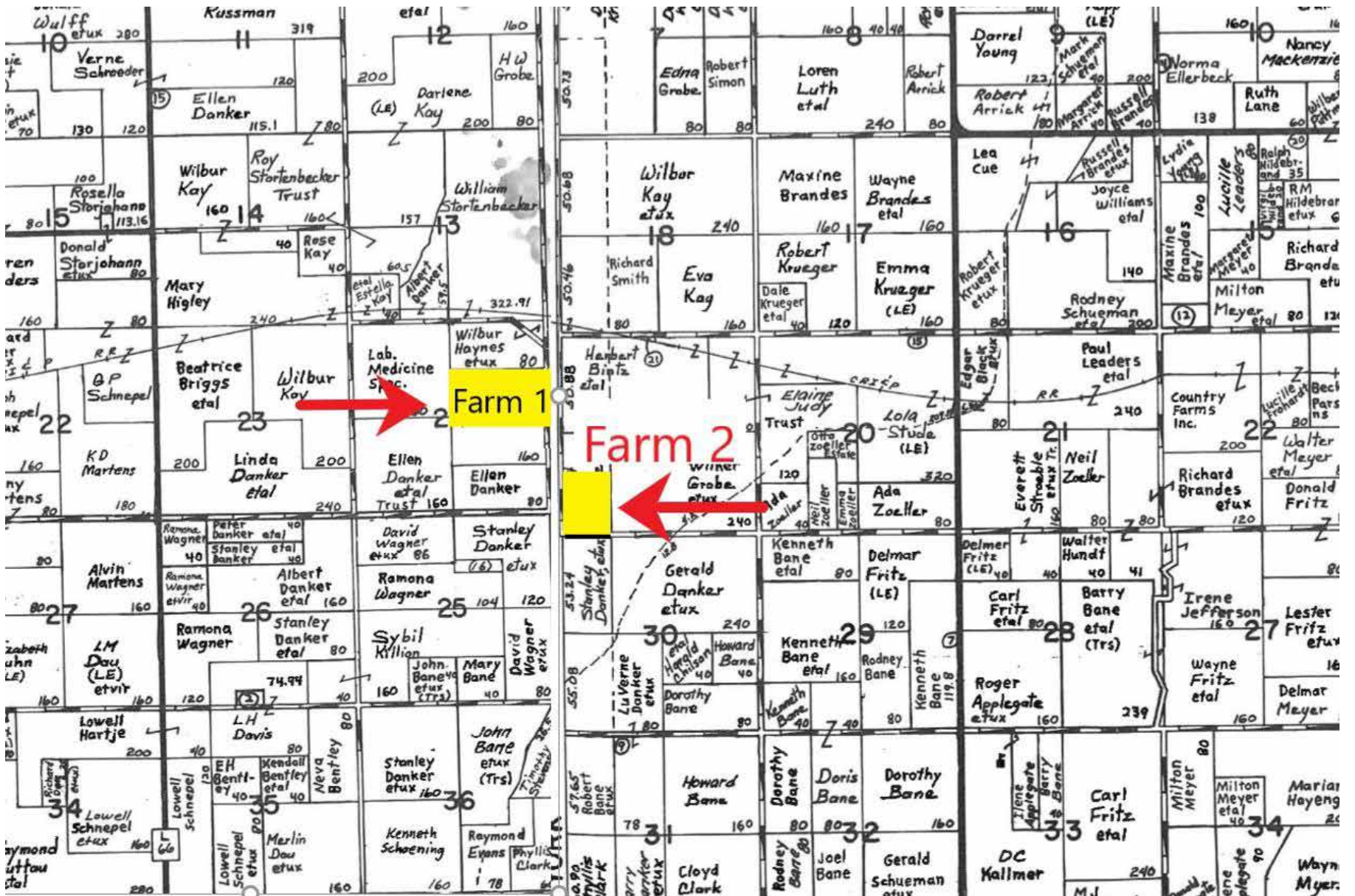
**402-510-FARM (3276)**

FARMS AMERICA INC/SPENCER AUCTION GROUP  
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