

120.77 CROPLAND ACRES
SECTION 6, ST. JOHN TOWNSHIP, HARRISON COUNTY, IOWA

TIMED ONLINE CASH RENT AUCTION



Bidding opens Monday, December 2nd @ 10AM
Bidding closes Friday, December 6th @ 10AM



DIRECTIONS TO THE FARM: From Modale, Iowa: South on S. Main (Austin Ave) to Exira Ave. South on Exira Ave 1 mile, then East on 291st Street 2 1/2 miles to the farm. Farm is located between Hudson Ave and I-29.

BRIEF LEGAL DESCRIPTION: Lot 11 and Lot 17 lying South of Hwy, Lot 18 and the N 1/2 SW 1/4, all in Section 6, Township 78 (St. John), Range 44, Harrison County, Iowa.

FSA INFORMATION: Farm# 5591 Tract# 2638
CROPLAND ACRES: 120.77

CSR2: 52 per Surety Maps **SOIL TYPES:** 100% Luton Silty Clay

NOTE: There is approximately 11.29 acres of CRP on this farm. Landlord will retain 100% of the CRP payments. Tenant will sign that they acknowledge the CRP and further, not interfere with the CRP areas.

Successful bidder will sign a cash rent lease agreeing proper husbandry and weed control. New tenant will be required to submit certification maps and yields to the landlord after the 2025 harvest season.

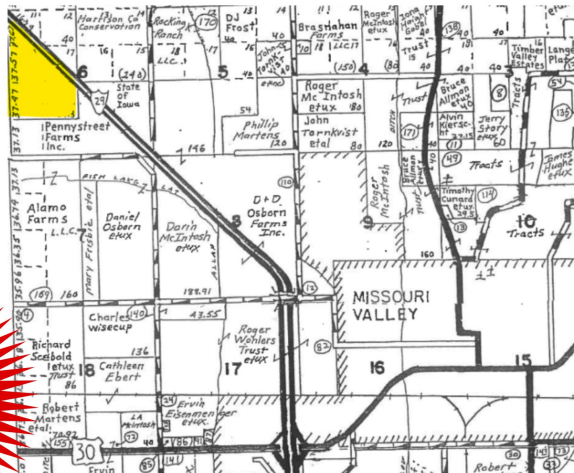
TERMS OF AUCTION

Final bid will be subject to the Landlords approval.

METHOD OF AUCTION: Farm will be rented to the highest bidder on a price per acre basis to be multiplied by 120.77 cropland acres.

Bidder shall register for bidding at www.spencergroups.com and submit a letter from their bank verifying their creditworthiness to Spencer Groups office by contacting 712-644-2151. Upon bid approval, high bidder will sign a cash rent lease and pay a non-refundable 20% deposit of the total rent price directly to the owner. Buyer will be required to pay the balance of the rent directly to the Landlord on March 1st, 2025.

AGENCY: Spencer Groups, INC/Farms America, INC/Ed Spencer Real Estate, its agents and its associates, are agents for, and represent Phelps Land Company in this transaction. All bidders will be considered customers, not clients.



PHELPS LAND HOLDINGS LLC, OWNER



ED SPENCER, AUCTIONEER 402-510-3276 | LUKE SPENCER, AUCTIONEER 402-510-5853 | HANNAH JOHNSEN, AUCTIONEER 712-592-9794

Spencer Groups, INC | 712-644-2151 - Office



322 E. 7th St. Logan, IA 51546

WWW.SPENCERGROUPS.COM