

HYBRID LAND AUCTION



160 acres m/l Harrison County, IA

Monday, April 18th, 2022 @ 11AM

The Twisted Tail Steakhouse - Beebeetown

GPS: 2849 335th St., Logan, IA

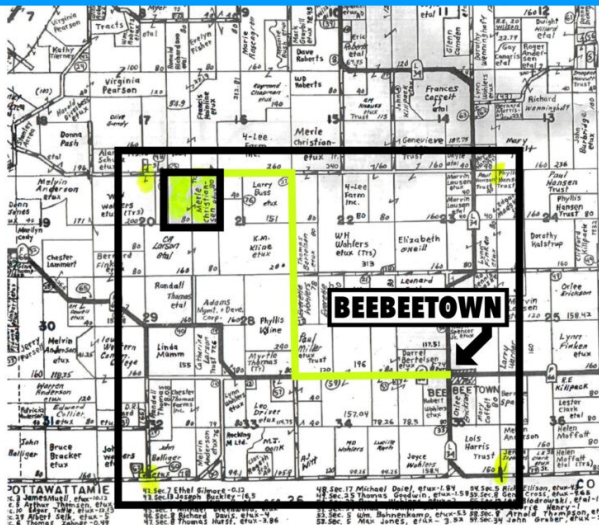
Online bidding begins April 11th, 2022

ONLINE BIDDING AT WWW.SPENCERAUCTIONGROUP.COM

Fantastic Location for a New Home



Stocked Pond



TAXABLE ACRES: 157.7 acres m/l taxable

TAXES: \$3318 prorated to closing

FSA INFORMATION: Farm# 5207 Tract# 1196

- Farm is currently in grass.
- Whole Farm CSR2 Rating of 52.7 per Surety Maps.
- Balance of the farm is in stocked pond and treed area.

DIRECTIONS TO FARM: From Beebeetown, IA, West 1.5 miles on 335th St, then North on Orrick Ave 2 miles, then West on 315th 3/4 miles, Farm is on the South Side of 315th St.

BRIEF LEGAL DESCRIPTION: The East 1/2 of the NE 1/4 Section 20 and the W 1/2 of the NW 1/4 Section 21, all in Township 78 (LaGrange) Range 43, Harrison County, Iowa

Possession for 2022

POSSESSION: Buyer shall have the right to begin tillage and dirt work on the property upon signing of purchase agreement and payment of the 10% non refundable earnest deposit on April 18th. Buyer to receive full possession and full farming rights for the 2022 crop year.

METHOD OF AUCTION: Farm will sell 160 acres time the bid. Online bidding beginning April 11th, 2022 by going to www.spencerauctiongroup.com. Live Auction begins at 11:00 a.m. April 18th, 2022.

ACCEPTANCE OF BIDS: Your bid is not subject to financing. Sellers have the right to accept or reject the final bid on the property. If final bid is accepted, buyer will sign a purchase agreement and place a 10% non-refundable deposit in the Blair Title Trust Account, where it will be held until closing.

CLOSING: Sellers will provide the buyer with an updated abstract upon closing. Buyer to have a title opinion completed by an attorney of the buyers choice. Each party shall pay normal costs associated with closing a real estate transaction. Closing to take place on or before May 18th, 2022.

AGENCY: Spencer Auction Group, Farms America, INC/Ed Spencer Real Estate, it's agents and associates, are agents for, and represent the sellers in this transaction. All bidders shall be considered customers, not clients.

AUCTIONEER'S NOTE: Outstanding opportunity to purchase a very nice 160 acre farm. The farm is currently in grass. The Christiansen Family ran a cow herd for many years and used this farm for pasture. This farm has a well with electricity fed underground from 315th St. The well services a hydrant at the well site and is piped to 2 watering locations to allow for pasture rotation. This farm has a very nice stocked pond. Farm is terraced and could easily be returned to crop production in 2022. This farm is for real! Contact Ed Spencer for more information.

DISCLAIMER: Announcements made by the auctioneer at the time of the sale or emailed to registered bidders will take precedence over any and all previously printed material, or any oral statements made. All information in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The farm is 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. View complete disclaimer at www.spencerauctiongroup.com

Merle J. Christiansen Trust, Owner Greg Christiansen, Trustee



ED SPENCER, BROKER/AUCTIONEER

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