



93.51 Acres m/l

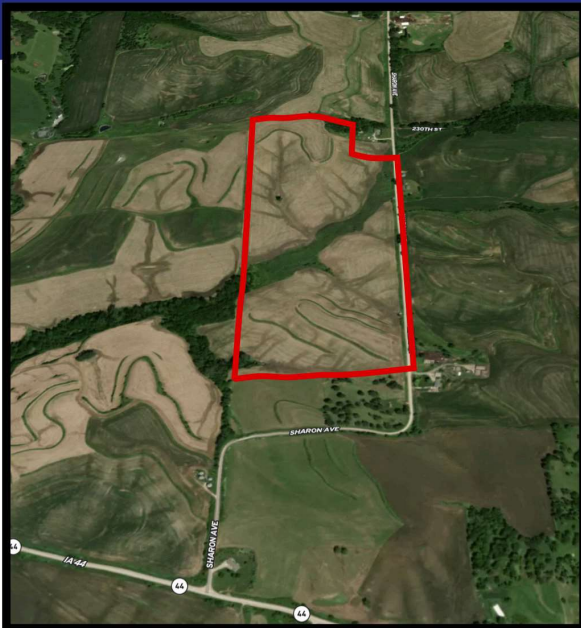
Cass Township, Harrison Co, IA

TIMED ONLINE LAND AUCTION

Bidding Begins Sept. 13th, 2024 @ 10AM

FRIDAY
SEPT
20
10:00AM

2025
POSSESSION



DIRECTIONS TO THE FARM: From Logan, IA, North on Highway 30 approximately 3.5 miles, then East on Highway 44 approximately 3.5 miles, then North on Sharon Ave approx 1 mile to the farm. Farm is located on the West side of Sharon Ave.

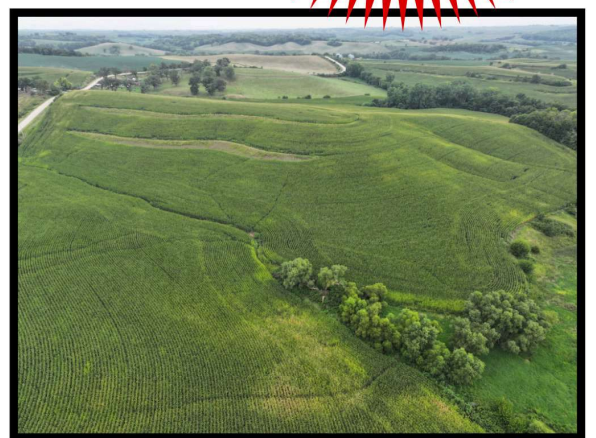
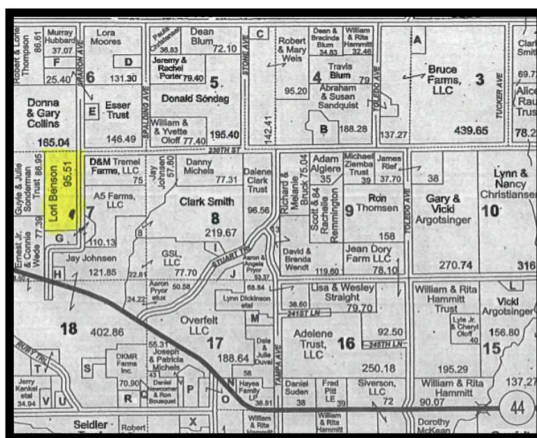
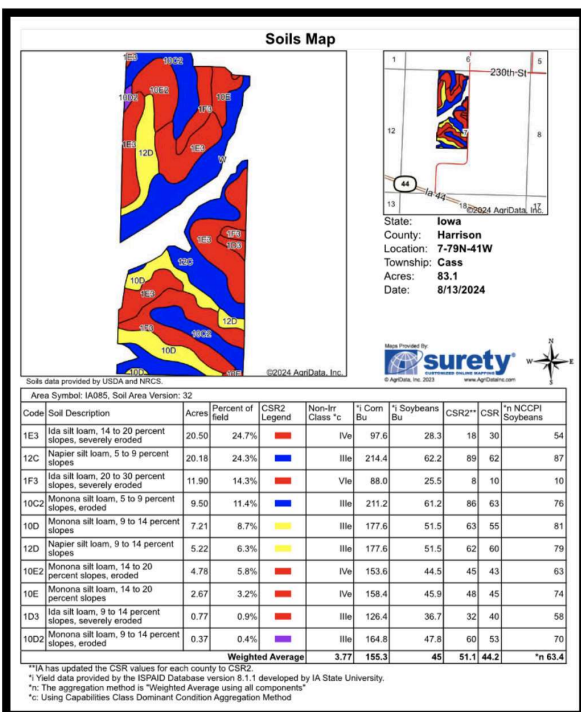
LEGAL DESCRIPTION: The N 1/2 NE 1/4 SW 1/4; Part NE 1/4 NW 1/4 and the SE 1/4 NW 1/4, all in 7-79-42, Harrison County, Iowa.

TAXABLE ACRES: 93.51 acres m/l

CROPLAND ACRES: 80.89

CSR2: 51.1 Per Surety. Farm is comprised of Ida, Napier and Monona Silt Loam.

TAXES: \$2,620 in 2023



ONLINE BIDDING TERMS: Interested parties to register at spencergroups.com and submit a bank letter of creditworthiness to Spencer Groups office by calling 712-644-2151. 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 September 20th, 2024.

METHOD OF AUCTION: Farm will sell 93.51 acres times the bid. Farm is offered in its "as-is, where-is" condition. Seller has the right to accept or reject the final bid. Upon acceptance by the seller, buyer will sign a purchase agreement and place a 10% non-refundable earnest deposit in the Blair Title Trust account, where it will be held until closing. Seller will provide an updated abstract. Buyer to have a title opinion rendered by the attorney of the buyers choice, at the buyers expense. Sellers and Buyers will pay normal closing costs associated with closing a real estate transaction, which will include a closing fee to the title company.



Lori Benson, Owner

Contact Ed Spencer, Broker/Auctioneer 402-510-3276 for more information.



EDSPENCER
REAL ESTATE

Luke Spencer, Auctioneer | Hannah Johnsen, Auctioneer



WWW.SPENCERGROUUPS.COM

Spencer Groups, INC | 322 E 7th St, Logan, IA 51546 | Office - 712-644-2151