



90.71 Acres m/l

Pottawattamie County, Iowa

TIMED ONLINE LAND AUCTION

Bidding Begins Sept. 27th, 2024 @ 10AM

FRIDAY
OCT

4

10:00AM

2025
POSSESSION

DIRECTIONS TO THE FARM: From the South edge of Underwood Iowa Highway 191, East on Magnolia Road approximately 3 1/2 miles, then South on 295th St. approximately 1 mile. Farm is located on the West side of 295th St. Signs posted.

LEGAL DESCRIPTION: Norwalk TWP 25-76-42 PT NW1/4 COMM 688.37'S NW COR Section 25 TH S373.34' SELY Along C/L ditch to S line SE NW E663.73' N2620.34' W1814.06' SW1071.12' TO POB (PARCELA)

TAXABLE ACRES: 90.71 per Pottawattamie County Iowa Assessor.

FSA INFORMATION: Farm# 3888 Tract # 3747

CROPLAND ACRES: 82.41

CSR2: 91.1 per Surety Map. Farm is comprised of Napier, Kennebeck, Dockery-Quiver and Monona silt loam.

TAXES: \$4,122 for 2023. Seller will pay 100% of 2023 taxes. Taxes prorated to the date of closing.

AUCTIONEER'S NOTE:

"We are honored to sell this farm for the Rodenburg Family. This farm is exceptional - Very High Quality - Great Location. This farm will suit the particular buyer. Don't miss this outstanding opportunity!"

Lyle Rodenburg Estate, Owner
James Rodenburg, Executor of the Estate
Bill Bracker, Attorney for the Estate



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



EDSPENCER
REAL ESTATE

Luke Spencer, Auctioneer | Hannah Johnsen, Auctioneer



WWW.SPENCERGROUPS.COM

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