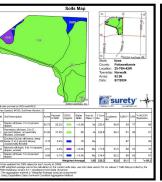


## 90.71 Acres m/l Pottawattamie County, Iowa

## N ANI INFI LAND

Bidding Begins Sept. 27th, 2024 @ 10AM









POSSESSION: Landlords possession at close. Full possession on March 1st, 2025 and full farming rights for the 2025 crop year.

METHOD OF AUCTION: Farm will sell 90.71 acres times the bid.

TERMS: Interested parties to register at www.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 October 4th, 2024. If final bid is accepted, buyer to place a 10% non-refundable earnest in the Blair Title Trust Account, where it will be held until closing. Seller will provide an updated abstract. See website for full terms

CLOSING: Closing to be on or before November 4th, 2024.

AGENCY: Spencer Groups, INC, Farms America/Ed Spencer Real Estate is agents for, and represents the Sellers in this transaction. All bidders shall be considered customers, not

clients.

Lyle Rodenburg Estate, Owner James Rodenburg, Executor of the Estate

## Bill Bracker, Attorney for the Estate



## **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!"

10:00AM



**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' N26Ž0.34' 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.

SPENCERGROU

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

**EDSPENCER** Luke Spencer, Auctioneer | Hannah Johnsen, Auctioneer

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