

239.91 ACRES M/L

Live Auction w/ Online Bidding

Cass County, IA Land

AUCTION



Auction Location: Griswold Community Center, 601 2nd St, Griswold, Iowa

Online bidding available at www.spencergroups.com

DIRECTIONS TO THE FARM: To the South side of the Farm: From Griswold IA - South on Highway 48 - 2 miles, then East on Victoria Road 3 miles to the Southwest corner of the farm. To the North side of the Farm: From Griswold, IA - East on Highway 92, 3 miles, then South on 580th St - 1 mile, then East on Upland Road 1/4 mile to farm lane. Farm is located 1/4 mile south of the lane. Signs posted.

BRIEF LEGAL: S 1/2 NW 1/4; The E-20' of the NW1/4 NW 1/4 and the W 20' of the NE 1/4 NW 1/4. The SW 1/4 all in Section 14-T74 (Pleasant) Range 37, Cass Co., Iowa. Containing 239.91 Acres m/l.

TAXABLE ACRES: 239.91 m/l **CSR2:** 55 on entire farm per Surety Maps

FSA INFORMATION: Farm # 1214 Tract# 2158 **SITE ADDRESS:** 58255 Upland Ave, Griswold

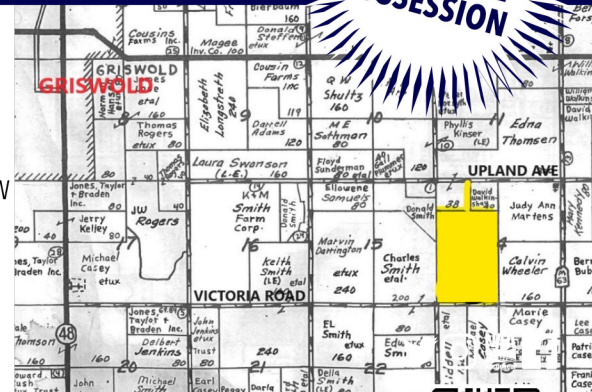
CROPLAND ACRES: 210.67 DCP Cropland per FSA **TAXES:** \$8,556.00 for 2022 prorated to closing

James Martin Estate, Owner | Edward F. Noethe, Attorney for the Estate

Ed Spencer, Auctioneer 402-510-3276 | Luke Spencer, Auctioneer 402-510-5853 | Hannah Johnsen, Associate Broker/Auctioneer 712-592-9794

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Spencer Auction Group

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