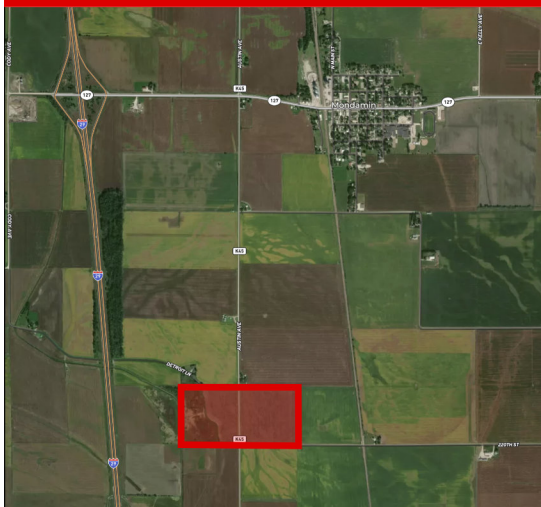


# 80 acres m/l

- Live & Online
- Section 36 Morgan Township
- Harrison County, IA



# LAND AUCTION



**Auction Location:** Twisted Tail Steakhouse & Saloon, Beebeetown

## *Selling Free & Clear for 2024*

- **Directions to the Farm:** From the West edge of Mondamin, Iowa, South on Austin Ave approximately 1.2 miles. Farm is located South of Detroit lane and North of 220th St. on both sides of Austin Ave. Signs Posted.
- **Brief Legal:** The SE 1/4 SW 1/4 and the SW 1/4 SE 1/4, Section 36, Township 80 (Morgan), Range 45, Harrison County, Iowa.
- **Cropland:** 78.34 which includes 21.66 acres CRP with an annual payment of \$3988.00.
- **FSA Information:** Farm# 2111 Tract# 1808 Contract end date 9/30/2036.
- **CSR2:** 87.3 on the tillable acres. CSR2 on the CRP is 53.1. Entire Farm CSR2 78.5.
- Farm will sell 80 acres times the bid. Sellers have the right to accept or reject the final bid. 10% earnest day of auction to be held by Blair Title. Closing on or before April 26th, 2024.

**Tom and Linda McIntosh, Owners**



## WWW.SPENCERGROUPS.COM

**Ed Spencer, Broker 402-510-3276**

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



**Spencer Auction Group**

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