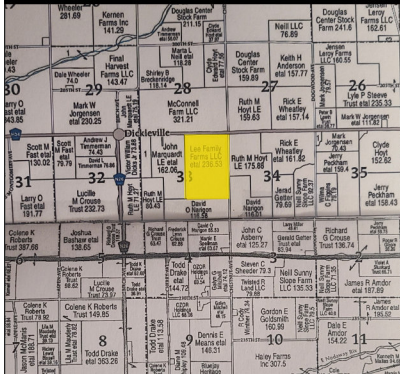


217.46 CROPLAND ACRES  
SECTION 33, DOUGLAS TOWNSHIP, ADAMS COUNTY, IOWA

# TIMED ONLINE CASH RENT AUCTION



Bidding opens Monday, December 2nd @ 10:30AM | Bidding closes Friday, December 6th @ 10:30AM



**Directions to the Farm:** From Corning, Iowa, west on Highway 34, 7 miles. Then North on Chestnut Ave approximately  $\frac{3}{4}$  mile to the Farm. Farm is located on the West side of Chestnut Ave.

**Brief Legal Description:** The NE  $\frac{1}{4}$  and the N  $\frac{1}{2}$  SE  $\frac{1}{4}$  Section 33, Township 72 (Douglas), Range 35, Adams County, Iowa.

**FSA Information:** Farm# 115 Tract# 170 **Cropland Acres:** 217.46 **CSR2:** 56 per Surety Maps

**Soil Types:** Sharpsburg-Nira silty clay, Lamoni-Shelby Complex, Zook-Ely Gullied land complex, Shelby- Adair, Shelby Loam and Adair clay loam.

**Register online at [www.spencergroups.com](http://www.spencergroups.com).** Non-refundable 20% down day of auction, with remaining rent balance due 3/1/2025. See sale flyer for terms.



# WWW.SPENCERGROUPS.COM



Ed Spencer, Broker 402-510-3276 | 322 E 7th St Logan, IA 51546 | 712-644-2151 - Office | Farms America, INC | Ed Spencer Real Estate



**SPENCER GROUPS**

322 E 7TH ST  
Logan, IA 51546