

120.77 CROPLAND ACRES
SECTION 6, ST. JOHN TOWNSHIP, HARRISON COUNTY, IOWA

TIMED ONLINE CASH RENT AUCTION



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



DIRECTIONS TO THE FARM: From Modale, Iowa: South on S. Main (Austin Ave) to Exira Ave. South on Exira Ave 1 mile, then East on 291st Street 2 ½ miles to the farm. Farm is located between Hudson Ave and I-29.

BRIEF LEGAL DESCRIPTION: Lot 11 and Lot 17 lying South of Hwy, Lot 18 and the N ½ SW ¼, all in Section 6, Township 78 (St. John), Range 44, Harrison County, Iowa.

FSA INFORMATION: Farm# 5591 Tract# 2638 **CROPLAND ACRES:** 120.77

CSR2: 52 per Surety Maps **SOIL TYPES:** 100% Luton Silty Clay

Register Online at www.spencergroups.com

Non-refundable 20% down day of auction, with remaining rent balance due 3/1/2025. See sale flyer for terms. Successful bidder will sign a cash rent lease agreeing proper husbandry and weed control. New tenant will be required to submit certification maps and yields to the landlord after the 2025 harvest season.



WWW.SPENCERGROUPS.COM



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