

MILLS COUNTY, IA **162.77 ACRES** **AUCTION**



Bidding opens Monday, Dec. 2nd at 12PM | Bidding ends Friday, Dec. 6th at 12PM

TIMED ONLINE

DIRECTIONS TO THE FARM: From Glenwood IA Hwy 34, South on Levi Rd 2 miles, then East on Kane Ave 1 mile to Farm.

LEGAL DESCRIPTION: The Fractional W 1/2 SW 1/4 except Parcel A and the E 1/2 SW 1/4 and the West 8 acres W 1/2 SE 1/4, all in 19-72-42, Mills County, Iowa.

- ▶ 162.77 taxable acres m/l
- ▶ 145.43 cropland
- ▶ 76.5 CSR2 per Surety
- ▶ Taxes Estimated: \$6,339

Register online at www.spencergroups.com.
Non-refundable 10% earnest due day of auction, with closing on or before December 30th, 2024. See sale flyer or website for terms.



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



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