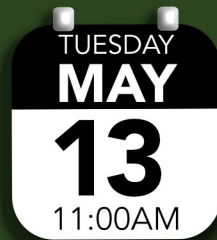


# LAND AUCTION



## 222.62 ACRES M/L

SECTIONS 7 & 8 – LINCOLN TOWNSHIP  
HARRISON COUNTY, IA



**LIVE AUCTION W/ONLINE BIDDING** | AUCTION LOCATION: Crew Center – 601 Snyder Road, Woodbine, IA



**Directions to the Farm:** From Woodbine Iowa, North on Panora Ave 9.3 miles. Signs Posted.

## SELLING IN 4 TRACTS

### **TRACT 1: 66 taxable acres m/l subject to adjustment after survey**

**Tillable Acres:** Estimated at 73.15 acres, based on FSA data.

**CSR2:** Estimated at 69.5 according to Surety Maps.

### **TRACT 2: 73.4 taxable acres m/l**

**Tillable Acres:** Estimated at 68.45 acres based on data from FSA.

**CSR2:** Estimated at 62.9 per Surety Maps.

### **TRACT 3: 81.37 taxable acres m/l subject to adjustment after survey**

**Tillable Acres:** Estimated at 45.51 acres per Harrison County Iowa FSA. The bases are currently combined with approximately 80 acres to the south, so the estimate is tentative.

**CSR2:** Estimated at 71.8 on the tillable acres, based on Surety Maps.

### **TRACT 4: 1125 Panora Ave, Woodbine - 2 acres m/l subject to final survey and zoning approval**

**Improvements:** Home, outbuildings selling "as-is."

**OPEN HOUSE DATES:** 4/13/25 **1 - 3PM** & 4/27/25 **3 - 5PM**

**Finken Family Heirs, Owners | Daniel P. Fischer, Referee | Kohorst & Fischer Law Firm, PLLC**

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

**Spencer Groups, INC | 322 E. 7th St, Logan, IA 51546 | [www.spencergroups.com](http://www.spencergroups.com)**





# **Spencer Auction Group**

*322 E 7TH ST  
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