

223.06 ACRES M/L

LAND AUCTION

SECTIONS 7 & 8 – LINCOLN TOWNSHIP HARRISON COUNTY, IA

LIVE AUCTION W/ONLINE BIDDING



AUCTION LOCATION: Crew Center - 601 Snyder Road, Woodbine, Iowa

DIRECTIONS TO THE FARM: From Woodbine, Iowa, North on Panora Ave 9.3 miles. Signs Posted.



SELLING IN 4 TRACTS

TRACT 1: 60.696 taxable acres m/l (66.406 Gross)

Brief Legal: The N 1/2 NE 1/4, except approximately 3 acres lying east of Panora Ave. and except approximately 10 acres to be surveyed with the house and outbuildings, all in Section 7, Township 81, Range 42, Harrison County, Iowa.

Taxable Acres: 60.69 taxable acres m/l

Tillable Acres: 100% tillable

CSR2: Estimated at 69.5 according to Surety Maps.

Taxes: Estimated at \$2476 after survey, prorated to closing

Note: This tract includes land with a permanent, perpetual easement along Panora Avenue owned by Harrison County, Iowa. This easement appears to be farmed by current tenant which accounts for the tillable acres being higher than the taxable acres.

TRACT 2: 73.208 taxable acres m/l (79.763 Gross)

Brief Legal: The S 1/2 NW 1/4 Section 8, Township 81 North, Range 42 West, Harrison County, Iowa, except the permanent easement owned by Harrison County.

Taxable Acres: 73.20 taxable acres m/l

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

CSR2: Estimated at 62.9 per Surety Maps.

Taxes: Estimated at \$2460 after survey, prorated to closing

Note: This tract includes land with a permanent, perpetual easement along Panora Avenue owned by Harrison County, Iowa, which appears to be farmed by the current tenant.

TRACT 3: 80.674 taxable acres m/l (84.232 Gross)

Brief Legal: The N 1/2 NW 1/4 Section 8, Township 81, Range 42, and approximately 3 acres of the NE 1/4 NE 1/4 Section 7, Township 81, Range 42, Harrison County, Iowa.

Taxable Acres: 80.67 taxable acres m/l

Tillable Acres: Estimated at 45.51 acres per Harrison County, Iowa FSA. The bases are currently combined with approximately 80 acres to the south (Tract 2), so the estimate is tentative.

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

Taxes: \$2330, prorated to closing.

TRACT 4: 1125 Panora Ave, Woodbine, IA (8.482 taxable acres/10 Gross)

Brief Legal: 8.482 taxable acres/10 Gross acres m/l in the NE 1/4 NE 1/4 Section 7, Township 81, Range 42, Harrison County, Iowa.

Address: 1125 Panora Ave, Woodbine, Iowa 51579

Improvements: Home, outbuildings.

Taxes: Estimated at \$922 after survey, prorated to closing.

Inspections: Septic exempt from time of transfer. Home/Buildings sold as-is where-is no inspection contingencies.

Possession: House and buildings upon closing. Tillable land 3/1/2026

Septic and Well info:

Well - 7-2-2020 414' deep

Septic - 5-28-2021 1,250 tank, 210' lateral

NOTE: Bases are currently combined. Bases will be split by FSA after sale.

Possession of House & Buildings upon closing.



POSSESSION - ALL TRACTS: These tracts are subject to a cash rent lease for the 2025 crop year. Seller to retain the 1st half 2025 cash rent in the amount of \$22,500. Buyer of each tract will receive the 2nd half of the 2025 cash rent on October 1st, 2025 in the amount of \$22,500 to be divided between the tracts based upon the tillable acres of each tract as follows:

Tract 1: \$7,937.71

Tract 2: \$8,231.12

Tract 3: \$5,472.58

Tract 4: \$858.59

ONLINE BIDDING: Online Bidders are required to register 48 hours prior to the auction at www.spencergroups.com and submit a bank letter of creditworthiness to Spencer Groups by contacting 712.644.2151

TERMS: This is an absolute auction, subject to Court Approval. Your offer will be a cash offer with no financing or inspection contingencies. Each tract sells in its "as-is, where-is" condition. Buyer of each tract to sign a purchase agreement and place a 10% non-refundable earnest deposit in the Kohorst and Fischer Trust Account, where it will be held until closing. Sellers will provide an updated abstract on each tract. Buyers shall have a title opinion rendered by their attorney of choice, at the buyers' expense. Each party will pay normal closing costs associated with closing a real estate transaction.

CLOSING: Closing to be on or before June 30th, 2025. Closing date is firm and no extensions will be granted.

AGENCY: Spencer Groups, INC/Ed Spencer Real Estate/Farms America, INC are agents for and represent the SELLERS in this transaction. All bidders shall be considered customers, not clients.

DISCLAIMER: Announcements made by the auctioneer at the time of the sale or emailed to registered bidders shall take precedence over any and all previously printed materials, or any oral statements made. All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

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

Spencer Auction Group | Ed Spencer, Broker/Auctioneer 402-510-3276



Luke Spencer, Agent/Auctioneer 402-510-5853

Hannah Johnsen, Associate Broker/Auctioneer 712-592-9794

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



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