

Tract 11 - Feedlot - 158 acres m/l

Section 9 Hazel Dell Twp

Bidding Opens 1/12/2026 @ 10am - Bidding Closes 1/16/2026 @ 1PM

Address: 26366 208th St, Crescent, IA 51526

Directions to the Farm: From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 to Pinoak Road. West on Pinoak Road 3 1/2 miles, then South on 208th Street 1/2 mile. Feedlot starts 1/4 south of Pinoak Road.

Note: Feedlot is bordered by Tract 10 on the North and Tract 6 on the East.

Brief Legal: Hazel Dell Township Section 9 the E 1/2 SW 1/4 and the W 1/2 SE 1/4 Pottawattamie County, Iowa. Tax Parcel #: 764309300003; 764309400001; 764309300005; 764309400002

SA Info: Farm #'s: 3626 & 6323

Fract #'s: 1917 & 2812

SA Cropland: 133.41 (non-tillable)

Taxes: \$7,166

Note: There are maintenance contracts with NRCS on this farm. Copies upon request.

Seller will provide a passing septic inspection and a water test.



Method of Auction: 158 acres x the bid

This Tract can accommodate 3 homes, but up to 6 homes with proper access. Contact agent for details.

Spencer Groups, INC - 322 E. 7th St - Logan, IA 51546

712-644-2151 - office

WWW.SPENCERGROUUPS.COM

Feedlot (Tract 11)

158 taxable acres m/l

Feedlot facilities, home, and other buildings. 550 open feedlot capacity
Older Cape Cod style home with 2 bedrooms, 1 bath with 1,207sq ft.
Built in approximately the 1940's. Other improvements include 4,700sq
ft building, 1,600sq ft pole building, 790sq ft. garage, and an open sided
shed. Lots under 1000 head - licensing not required.

2 large, cemented bunker silos for high moisture corn, feed bunks, cattle
working facilities Located on the North 80 acres of the property are the
feedlot facilities. The remaining 80 acres borders the Feedlot acres on
the South.

Southerly 80 acres is pasture with approximately 11.64 acres of grow
cropland adjoins 208th St. on East side. East portion of the Feedlot
adjoins waste lagoon. FSA Info and Maintenance agreements are
available upon request.



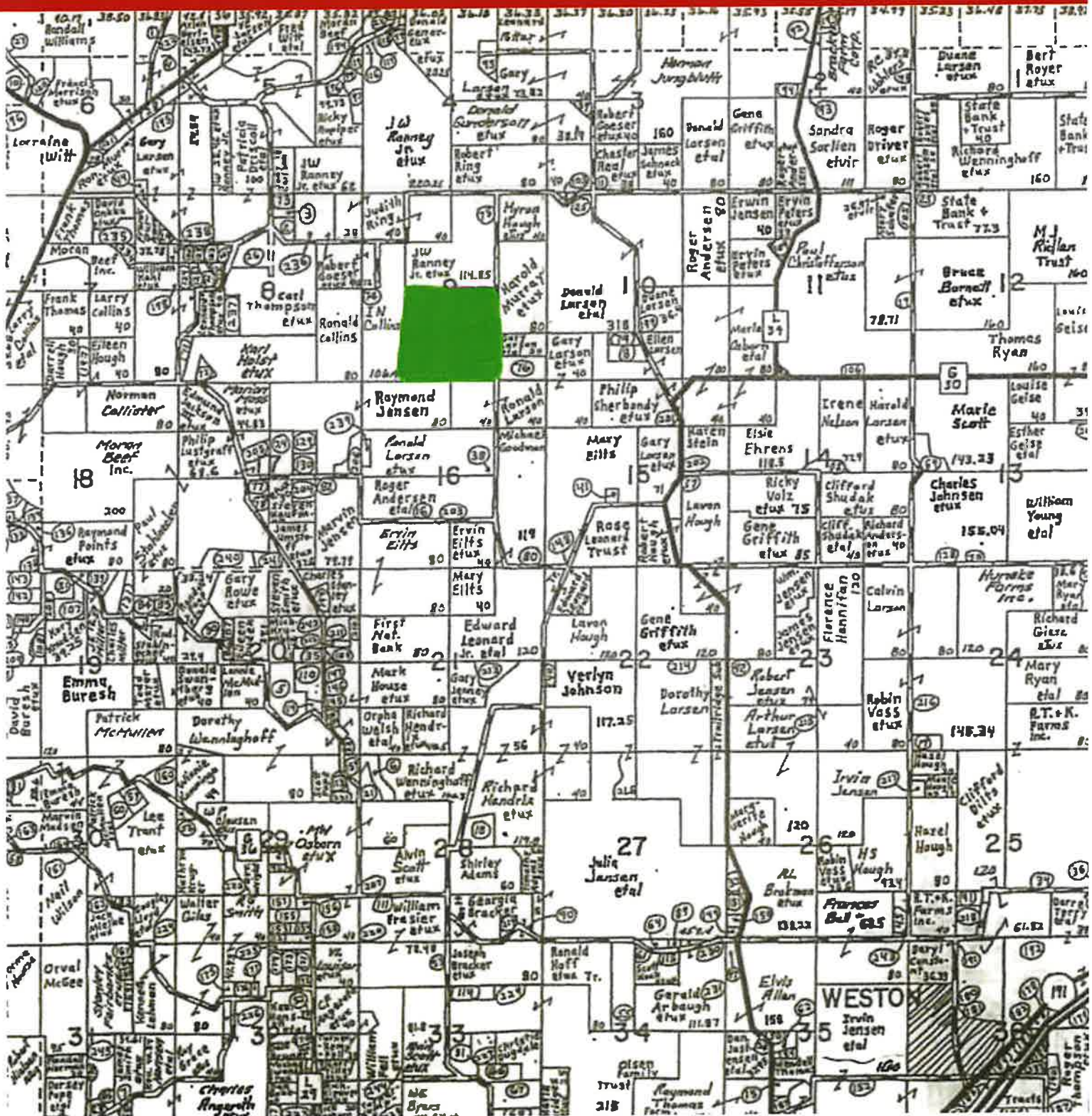
Spencer Groups, INC - 322 E. 7th St - Logan, IA 51546

712-644-2151 - office

WWW.SPENCERGROUUPS.COM

Feedlot (Tract 11)

158 taxable acres m/l



Spencer Groups, INC - 322 E. 7th St - Logan, IA 51546

712-644-2151 - office

WWW.SPENCERGROUUPS.COM

Feedlot (Tract 11).

158 taxable acres m/l



United States
Department of
Agriculture

West Pottawattamie Program Area, Iowa



Legend

Non-Cropland CRP
Cropland Tract Boundary
Iowa PLSS
Iowa Road

Wetland Determination Identifiers

● Restricted Use
▼ Limited Restrictions

Tract Cropland Total: 59.28 acres

2025 Program Year

Map Created April 17, 2025

Farm 3626

Tract 1917

Spencer Groups, INC - 322 E. 7th St - Logan, IA 51546

712-644-2151 - office

WWW.SPENCERGROUPS.COM

Feedlot (Tract 11).

158 taxable acres m/l



Legend

Non-Cropland CRP low PLSS
Cropland Tract Boundary low Roads

Wetland Determination Identifiers

● Restricted Use
▼ Limited Restrictions

Tract Cropland Total: 74.13 acres

2025 Program Year

Map Created April 17, 2025

Farm 6323

Tract 2812

Spencer Groups, INC - 322 E. 7th St - Logan, IA 51546

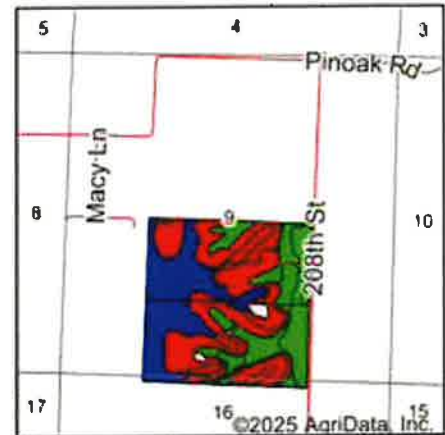
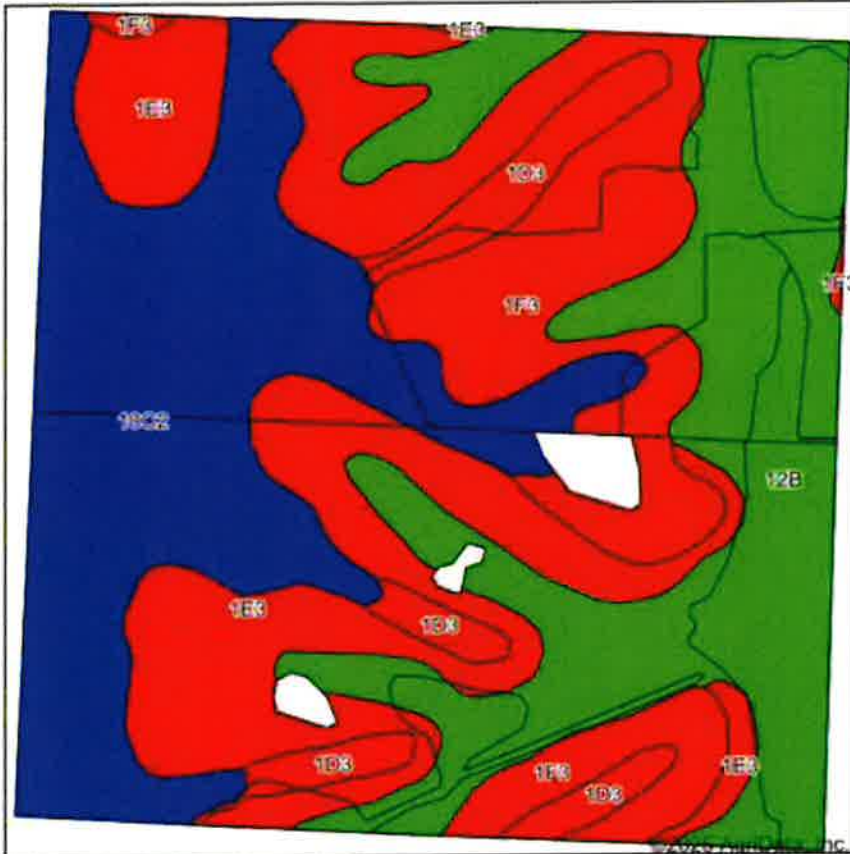
712-644-2151 - office

WWW.SPENCERGROUPS.COM

TRACT 11 (Feedlot) - Soil Map

158 taxable acres m/l

Soils Map



State: **Iowa**
 County: **Pottawattamie**
 Location: **9-76N-43W**
 Township: **Hazel Dell**
 Acres: **157.24**
 Date: **7/16/2025**

Maps Provided By
surety
 CUSTOMER ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgridataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA155, Soil Area Version: 30											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans	
12B	Napier silt loam, 2 to 5 percent slopes	43.64	27.7%		Ile	230.4	66.8	93	77	89	
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	43.35	27.6%		IIle	211.2	61.2	86	63	76	
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	32.18	20.5%		VIle	88.0	25.5	8	10	10	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	29.90	19.0%		IVle	97.6	28.3	18	30	54	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	8.17	5.2%		IIle	126.4	36.7	32	40	58	
Weighted Average					3.53	165.3	47.9	56.2	48.6	*n 61	

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Spencer Groups, INC - 322 E. 7th St - Logan, IA 51546

712-644-2151 - office

WWW.SPENCERGROUUPS.COM