

LIVE & ONLINE

176.82 Acres m/l

HARRISON COUNTY, IA | Sections 10 & 11 LaGrange Township

LAND AUCTION

Twisted Tail Steakhouse & Saloon – Beebeetown, 2849 335th St, Logan, IA



Directions to the Farm: Farm is located approximately 3 miles North of Beebeetown, Iowa- From Logan, IA, South on Overton Ave approximately 5 miles, then East on 296th St approximately 1/4 mile to the North side of the farm (farm is located on the south side of the road) OR continue from Logan on Overton approximately 6.5 miles to the South side of the Farm (farm is located on the North side of the road). Signs posted.



Brief Legal Description: SE 1/4 NE 1/4 and E 1/2 SE 1/4 all in Section 10, AND the NW 1/4 SW 1/4; the SW 1/4 NW 1/4 except Parcel A of Carl Rogers survey part SW 1/4 NW 1/4 in Section 11, Township 78N, Range 43W, Harrison County, Iowa.

Taxable Acres: 176.82 m/l

Note: At the sellers expense, a licensed surveyor will mark the adjoining property lines of the SW 1/4 SW 1/4 and the southwest 1/2 of the SW NW all in Section 11.

FSA Information: Farm# 6474 Tract# 5375

Estimated Cropland Acres: 168.92

Bases are currently combined with the land being retained by the seller. Bases will be split by FSA.

Due to the sellers retaining the acreage in the SW 1/4 SW 1/4 Section 11, the tillable acres are approximate at this time, therefore 168.92 will be used to determine tillable acres being sold.

CSR2: 63.1 per Surety Maps **Taxes:** \$5910, prorated to the date of closing.

Possession: Farm sells subject to a cash rent lease for the 2026 crop year. New buyer will assume landlords possession at closing and the current lease. Buyer will receive \$53,085.25 as a credit at closing to reflect 100% of the 2026 cash rent payment based upon approximate tillable acres.

Method of Auction: Farm will sell 176.82 acres times the bid.

Terms: Your bid is not subject to financing or any other contingencies. Online bidders wishing to participate shall register to bid at www.spencergroups.com no later than 24 hours prior to the auction and submit a bank letter of creditworthiness to the Spencer Groups office by calling 712-644-2151. Seller has the right to accept or reject the final bid. If the final bid is accepted, buyer to place a 10% earnest deposit in the Blair Title Trust account, where it will be held until closing. Seller will provide an updated abstract. Buyer to provide a title opinion rendered by the attorney of the buyers choice, at the buyers expense. Each party will be responsible for normal closing costs associated with closing a real estate transaction.



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

Farm Property Inspection: Access for viewing is restricted to ATVs/Side-by-Sides and Drones. Please do not use pickup trucks, as this can damage crop acres.

Closing: Closing to be on or before June 15th, 2026

Disclaimer: Announcements made by the auctioneer at the time of the sale or emailed to registered bidders will take precedence over any and all previously printed materials, or any oral statements made. All information and all related materials are subject to independent verification by those relying on it. The property is being sold "as-is/where-is" with no warranty or representation either expressed or implied by the sellers or the auction company. Each potential bidder is responsible for conducting his/her own due diligence, inspections, investigations and inquiries regarding the farm. No liability for it's accuracy, errors or omissions is assumed by the sellers or the auction company. All sketches and dimensions in this flyer are approximated based on GIS, aerial photos, and information provided by the assessor and the FSA. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.

AUCTIONEER'S NOTE:

We are pleased to represent this very productive LaGrange Township farm. This farm has been in the Knauss family for many years. A rare feature of this farm is that it has approximately 1/4 mile of pavement frontage on the North on 296th St and 1/4 mile frontage on the South on pavement Overton Ave. Farm is well terraced and any cleanup improvement is mostly minor and tillable acreage will be gained.

Farm borders pavement on North and South.

Contact Ed Spencer, Broker for further info at 402-510-3276

Online bidding@www.spencergroups.com

Overton Legacy Irrevocable Trust (Neil Knauss Family), Owner



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Spencer Groups, INC. 712-644-2151 - Office



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