

TIMED ONLINE

LAND AUCTION

Premium Recreational Land with CRP Income
Secluded • Scenic • Income Producing



FRIDAY, SEPTEMBER 11, 2026 @ 10:00AM

ONLINE BIDDING AT WWW.SPENCERGROUPS.COM



DIRECTIONS TO THE FARM

From Atlantic, Iowa travel south on Highway 71 approximately 14 miles, then east on Victoria Road 3 miles. The farm is located on the south side of Victoria Road. Signs Posted.



PROPERTY INFORMATION

- GROSS ACRES: 120.26 Acres m/l
- TAXABLE ACRES: 119.76 Acres
- CSR2: 52.3
- TAXES: \$2,532, prorated to the date of closing.

120.26
Gross Acres m/l
(119.76 Taxable Acres)

EDNA TOWNSHIP
SECTION 19
CASS COUNTY, IOWA



SCENIC DRAWS & MATURE TIMBER

NATIVE GRASS & WILDLIFE HABITAT

ENROLLED IN CRP

BIDDING OPENS
FRIDAY
SEPTEMBER 4, 2026
10:00AM

PARCEL NUMBERS

- 120003264003000
- 120003264004003
- 120003265001001
- 120003265002000

WIND DEVELOPMENT

The farm is selling subject to an Invenergy Wind Development Wind Turbine Lease. Please contact the Spencer Groups office at 712.644.2151 for complete lease information.

METHOD OF AUCTION

The farm will be sold as 120.26 Gross Acres multiplied by the final bid price.

CLOSING

Closing shall take place on or before October 13, 2026.

AGENCY

Spencer Groups, Inc., Ed Spencer Real Estate, and Farms America, Inc. are agents for and represent the Seller exclusively in this transaction. All prospective bidders shall be considered customers and not clients of the auction companies.

FSA INFORMATION

- Farm Number: 5583
- Tract Number: 7034
- FSA Cropland Acres: 78.51

The 78.51 FSA cropland acres are currently enrolled in the Conservation Reserve Program (CRP) with an annual payment of \$16,608. The current CRP contract expires September 30, 2033. CRP contract will be transferred to the Buyer at closing.

LEGAL DESCRIPTION

The Northwest Quarter of the Southeast Quarter (NW¼ SE¼); the North Half of the Southwest Quarter of the Southeast Quarter (N½ SW¼ SE¼), also known as Lot 1, Parcel A; the Southwest Quarter of the Southeast Quarter (SW¼ SE¼); the West Half of the Northwest Quarter of the Northeast Quarter (W½ NW¼ NE¼); and the Southwest Quarter of the Northeast Quarter (SW¼ NE¼), all located in Section 19, Edna Township, Cass County, Iowa, containing approximately 120.26 gross acres m/l.

TERMS

Your bid is not subject to financing or any other contingencies. Bidders wishing to participate shall register online at www.spencergroups.com no later than 24 hours prior to the auction closing and submit a bank letter of creditworthiness to the Spencer Groups office by calling 712.644.2151 prior to being approved to bid. The Seller reserves the right to accept or reject the final bid. Upon acceptance of the final bid, the successful Buyer shall deposit 10% earnest money into the Blair Title Trust Account where it shall be held until closing. The Seller shall provide an updated abstract. The Buyer shall provide a title opinion prepared by an attorney of the Buyer's choice at the Buyer's expense. Buyer and Seller shall each be responsible for their normal closing costs associated with a real estate transaction. Real estate taxes shall be prorated to the date of closing.

POSSESSION

Buyer receives landlords possession at closing, with full possession on March 1st, 2027. Seller to retain 100% of the 2026 CRP payment. Buyer to assume the CRP contract and abide by the terms and conditions of the contract. Buyer to receive 2027 CRP payment and all subsequent CRP payments.

DISCLAIMER

See www.spencergroups.com for complete disclaimer.

AUCTIONEER'S NOTE

This exceptional 120.26-acre recreational property offers an outstanding combination of annual income, exceptional wildlife habitat, and long-term investment potential.

Featuring 78.51 FSA cropland acres enrolled in the Conservation Reserve Program (CRP) with an annual payment of \$16,608 through September 30, 2033, the balance of the property consists of mature hardwood timber, scenic draws, and native grass providing outstanding habitat for deer, turkey, and upland birds.

Secluded, scenic, and income producing, this property is ideal for hunters, outdoor enthusiasts, and land investors alike. Opportunities to purchase a recreational farm of this quality with dependable annual CRP income are increasingly difficult to find.

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REAL ESTATE

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OWNER
Danyel Vana
Michael Vana Estate

www.spencergroups.com

LICENSED IN: IA, NE, MO, KS, SD, MN, IL

