

TIMED ONLINE LAND AUCTION

2014 Old Highway 71, Villisca, Iowa

120
GROSS ACRES M/L
(107.48 Net Acres)



BIDDING BEGINS
Friday, September 11, 2026 @ 10AM
BIDDING ENDS
Friday, September 18, 2026 @ 10AM

OPEN HOUSE DATES:

Sunday, Sept. 6th, 2026 **1:00 - 3:00pm**
Sunday, Sept. 13th, 2026 **1:00 - 3:00pm**
Wednesday, Sept. 16th, 2026 **5:00 - 7:00pm**



PROPERTY INFORMATION

- 120 gross acres/107.48 net acres
- 23.01 Cropland with 76.5 estimated CSR2 on tillable acres
- 2.50 CRP acres with \$750 annual payment.
Contract expires 9/30/2034
- Rare SW Iowa income and recreation opportunity located on Hwy 71 with home, outbuildings 3 stocked ponds, West Nodaway River frontage and productive cropland.
- 85.24 acres forest reserve
- 2 bed/1 bath cedar finish home
- 40'x80' machine shed built in 2011. 60'x28' & 24'x20' sheds built in 2001

ONLINE BIDDING AT WWW.SPENCERGROUPS.COM



DIRECTIONS TO THE FARM

The property is located approximately 2½ miles north of the U.S. Highway 34 and U.S. Highway 71 interchange. From Stanton, Iowa, travel 6 miles east on U.S. Highway 34. Turn north onto U.S. Highway 71 and continue approximately 2½ miles. Signs will be posted.

DALLAS A. PETERSEN
IRREVOCABLE LIVING
TRUST, OWNER

DIANA JENSEN, TRUSTEE

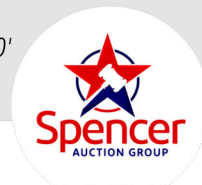
ED SPENCER REAL ESTATE
322 E. 7th Street
Logan, IA 51546

ED SPENCER
Broker / Auctioneer
402.510.3276

HANNAH JOHNSON
Broker Associate / Auctioneer
712.592.9794



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