

TIMED ONLINE LAND AUCTION

Premium Recreational Land with CRP Income

120.26

GROSS ACRES M/L

(119.76 Taxable Acres)

CASS COUNTY, IA



AUCTION DATE

FRIDAY

SEPTEMBER 11, 2026

10:00AM

ONLINE BIDDING AT
WWW.SPENCERGROUPS.COM

BIDDING OPENS
FRIDAY, SEPTEMBER 4, 2026

PROPERTY HIGHLIGHTS

- 120.26 Gross Acres m/l (119.76 Taxable Acres)
- 78.51 FSA Cropland Acres Enrolled in CRP
- Annual CRP Payment: \$16,608

Contract Expires September 30, 2033

- CSR2: 52.3
- Mature Hardwood Timber, Native Grass, Scenic Draws & Upland Bird Hunting
- Deer, Turkey & Upland Bird Hunting
- Subject to Invenergy Wind Development Wind Turbine Lease

*A RARE
OPPORTUNITY
WITH
INCOME AND
INVESTMENT
POTENTIAL!*

Victoria Road

- *Secluded*
- *Scenic*
- *Income Producing*

A rare opportunity to own an income-producing recreational property with exceptional wildlife habitat.



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.

ED SPENCER REAL ESTATE

322 E. 7th Street
Logan, IA 51546

ED SPENCER

Broker / Auctioneer
402.510.3276

HANNAH JOHNSEN

Broker Associate / Auctioneer
712.592.9794

OWNER

Danyel Vana
Michael Vana Estate



Farms
AMERICA
REAL ESTATE



www.spencergroups.com



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