

TIMED ONLINE

LAND AUCTION

📍 2014 Old Highway 71, Villisca, Iowa

120
Gross Acres m/l
(107.48 Net Acres)

WASHINGTON TOWNSHIP
SECTIONS 21 & 28
MONTGOMERY COUNTY, IOWA



BIDDING BEGINS
Friday, September 11, 2026
10:00 AM
BIDDING ENDS
Friday, September 18, 2026
10:00 AM



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 HIGHLIGHTS

- 120 gross acres, more or less
- 107.48 taxable acres
- CSR2 of 76.5 on estimated tillable and CRP acres
- 85.24 acres currently enrolled in Forest Reserve
- Ranch-style home with 2 bedrooms and 1 bathroom
- Three machine sheds
- Three stocked fishing ponds
- West Nodaway River frontage
- Excellent hunting, fishing and recreational opportunities
- Conveniently located near U.S. Highways 34 and 71

LEGAL DESCRIPTION

SE ¼ SE ¼ of Section 21 and the N ½ NE ¼, except right-of-way, Section 28, all in Township 72 North, Range 36 West, Montgomery County, Iowa.

IMPROVEMENTS

The property is improved with a ranch-style cedar interior home featuring two bedrooms and one bathroom. Seller will install a new septic system and provide a passing water test.

DIRECTIONS TO THE PROPERTY

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.

FSA INFORMATION

FARM NO. 1016 | TRACT NO. 1636
Cropland Acres: 23.01
Corn Base: 13.70 acres
Corn PLC Yield: 109
Soybean Base: 6.10 acres
Soybean PLC Yield: 42
CRP Acres: 2.50
CRP Contract: No. 11678
Annual CRP Payment: \$750
Contract Expiration: September 30, 2034

FARM NO. 1916 | TRACT NO. 2208
No cropland or CRP acres are reported for this farm and tract.

PROPERTY INFORMATION

- Gross Acres: 120 acres, more or less
 - Net Acres: 107.48 acres
 - CSR2: 76.5 on estimated tillable and CRP acres
 - Real Estate Taxes: \$1,990, prorated to the date of closing
 - Forest Reserve: 85.24 acres currently enrolled and are tax exempt.
- Contact agent or Montgomery county auditor for use restrictions for Forest Reserve.

ADDITIONAL IMPROVEMENTS INCLUDE:

- 40' x 80' machine shed built in 2011
- 60' x 28' machine shed built in 2001
- 24' x 20' machine shed built in 2001
- The property also features three ponds stocked for fishing and frontage along the West Nodaway River on the west side of the property.

PARCEL NUMBERS

- 320821400008000
- 320821400010000
- 320821400014000
- 320828201001000
- 320828226001000

DISCLAIMER

Announcements made by the Auctioneer during the auction or emailed to registered bidders shall take precedence over all previously printed materials and oral statements. All information contained herein and in related materials is believed to be accurate but is subject to independent verification by all persons relying upon it. The property is being sold AS IS, WHERE IS, with no warranties or representations, expressed or implied, by the Seller or the Auction Company. Each prospective bidder is responsible for conducting their own inspections, investigations, inquiries and due diligence concerning the property. Neither the Seller nor the Auction Company assumes liability for errors, omissions or the accuracy of the information contained herein. All sketches, aerial photographs, dimensions and acreages contained in this brochure are approximate and are based upon information obtained from the Montgomery County Assessor's Office, GIS mapping and the Farm Service Agency. The conduct of the auction and all bidding increments shall be at the direction and discretion of the Auctioneer.

AUCTIONEER'S NOTE

Here is a rare opportunity to purchase a remarkably diverse southern Iowa property in a highly accessible location near the intersection of U.S. Highways 34 and 71. With productive cropland, extensive Forest Reserve acres, three stocked ponds and West Nodaway River frontage, this property offers outstanding possibilities for hunting, fishing and year-round outdoor recreation.

The ranch-style home and substantial machine-shed space make the property well suited for a private country retreat, recreational headquarters or long-term land investment. Whether you are looking for a weekend getaway, a hunting property or a place to build lasting family memories, this farm deserves your attention. Properties combining this much recreational appeal, usable improvements and convenient highway access are difficult to find.

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