TIMED ONLINE

CASH RENT AUCTION

2027 POSSESSION! – 4 YEAR LEASE

179.57 CROPLAND ACRES



SECTION 11 Township 88 North • Range 43 West WOODBURY COUNTY, IOWA

DIRECTIONS TO THE FARM

From Holstein, Iowa, travel west 12 miles on Highway 20, then southwest 3 miles on Highway 31 OR from Correctionville, go southwest 2 ½ miles on Highway 31.

BIDDING OPENS

Monday, December 14th, 2026 @ 10:00 A.M. CST

BIDDING CLOSES

Friday, December 18th, 2026 @ 10:00 A.M. CST

Extended bidding/soft close applies.

PROPERTY INFORMATION

Brief Legal Description: E 1/2 of the NW 1/4; E 1/2 of the W 1/2 of the NW 1/4; part of the S 1/2 of the SW 1/4; and part of the NW 1/4 of the SE 1/4, all in Section 11, Township 88 North, Range 43 West of the 5th P.M., Woodbury County, Iowa.

FSA Info: Farm #9577, Tract #1761, Tract #1853

Cropland Acres: 179.57

CSR2: 59.6 Weighted Average

Soil Types: Ida, Napier, Anthon, Monona, Kennebec and Rawles.

TERMS OF AUCTION

Bidding Requirements: Interested parties to register at www.spenergroups.com 24 hours prior to auction close. Verification of financial ability or creditworthiness will be required before bidding is approved.

Method of Auction: 179.57 cropland acres x the bid. Final bid subject to Landlord approval.

If accepted, tenant will deposit 10% of 2027 cash rent immediately, with balance due on March 1, 2027. Full annual cash rent for 2028,2029 & 2030 due March 1.

Lease Terms: 4 year lease with annual soil testing and nutrients applied per agronomist recommendations at tenant expense.

Agency: Spencer Groups, INC is agent for, and representing the landlord. All bidders shall be considered customers, not clients.

EDSPENCER REAL ESTATE

Scan for more info

ED SPENCER *BROKER/AUCTIONEER* **402.510.3276**

LUKE SPENCER *AUCTIONEER* **402.510.5853**

HANNAH JOHNSEN *ASSO. BROKER/AUCTIONEER* **712-592-9794**

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