TIMED ONLINE

LAND AUCTION

Section 22 - CLAY TOWNSHIP | HARRISON COUNTY, IOWA

OPENS: **Friday, December 4, 2026 @ 10:00 AM CST**

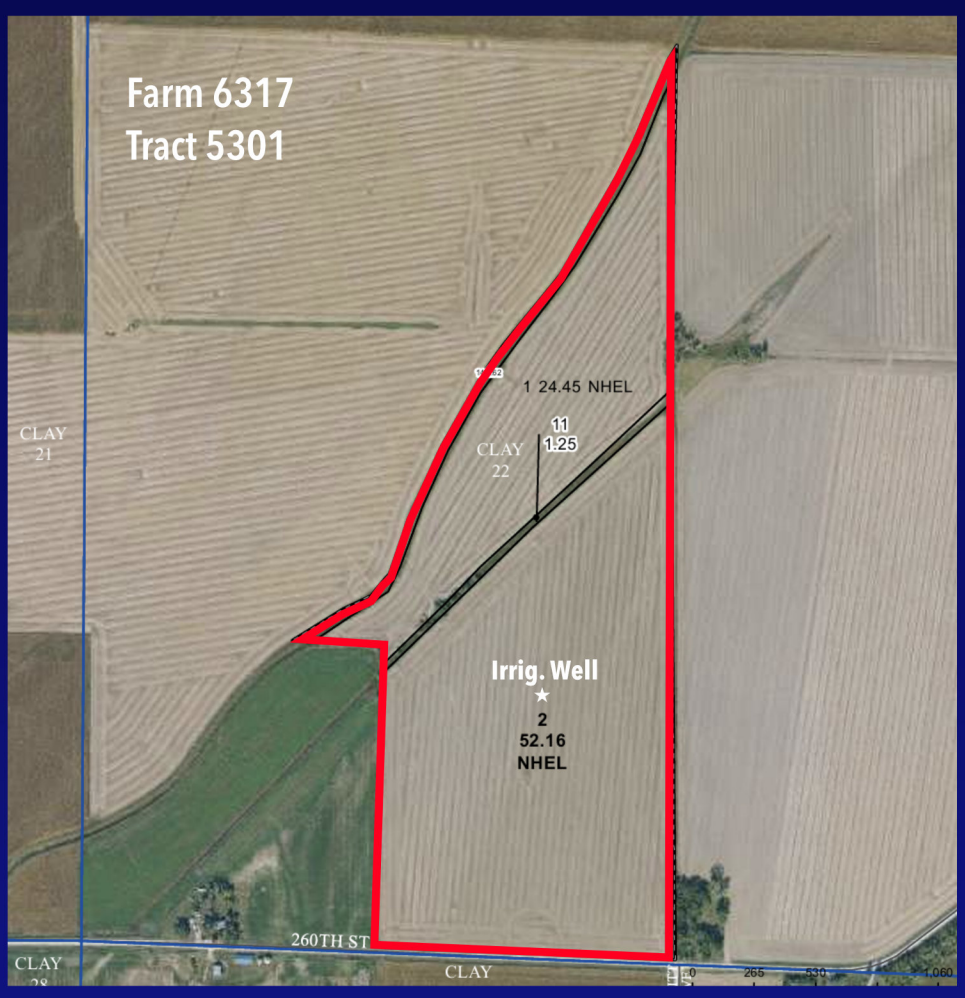
CONCLUDES: **Friday, December 11, 2026 @ 10:00 AM CST**

82.41

TAXABLE ACRES M/L

Productive Missouri River Bottomland Farm

Directions: From Modale, IA go north ½ mile on North Main Street to 260th Street, then west 3 miles. Farm is at the northwest corner of Britt Avenue and 260th Street. Signs posted.



PROPERTY INFORMATION

Location	Section 22, Clay Township, Harrison County, Iowa
Brief Legal Description	Lot 1 SENW, SESW, Lot 1 NESW and Lot 1 NWSW, all in Section 22, Township 79 North, Range 45 West, Harrison County, Iowa.
Taxable Acres	82.41 Acres M/L
FSA Information	Farm# 6317 Tract# 5301
Cropland Acres	76.61 Acres
Corn Base	42.97 PLC Yield 142 HIP 68
Bean Base	33.42 PLC Yield 43 HIP 45
CSR2 Rating per Surety Maps	64.4
Predominant Soil Types:	Hayne Silt Loam, Blake Silty Clay Loam, Albaton Silt Loam/Clay, Modale Silt Loam
Taxes:	$2,530.00 - prorated to the date of closing
Drainage paid in 2026	$234.49
2027 Cash Rent Income	$19,296

AUCTIONEER'S NOTE

An excellent opportunity to purchase approximately 82.41 taxable acres of productive southwest Iowa bottomland farmland. With approximately 76.61 tillable acres and a CSR2 soil rating of 64.4, this farm offers a high percentage of tillable acreage (93%) and established cash-rental income for the 2027 crop year.

TERMS

This is a timed online-only land auction. Bidding opens Friday, December 4, 2026, at 10:00 AM CST and concludes Friday, December 11, 2026, at 10:00 AM CST, subject to extended bidding. All bidders must register at www.spencergroups.com and provide a letter of creditworthiness from their financial institution prior to being approved to bid by contacting our office at 712-644-2151.

Seller reserves the right to accept or reject the final bid by 5:00 PM CST on December 11, 2026. No sale is binding until the seller has accepted the bid and a written Real Estate Purchase Agreement has been executed.

Successful bidder shall execute a Purchase Agreement and deposit 10% non refundable earnest money immediately following seller acceptance. Earnest money shall be held in trust by Blair Title & Escrow and credited toward the purchase price at closing.

AGENCY

Spencer Groups, INC, Farms America INC, Ed Spencer Real Estate, it's agents and its associates, are agents for, and represent the Seller in this transaction. All bidders shall be considered customers, not clients.

CLOSING

Closing on or before January 11th, 2027. Seller will provide an updated abstract. Buyer to provide a title opinion rendered by the attorney of the buyers choice, at the buyers expense. Each party shall be responsible for normal closing costs. Taxes will be prorated to the date of closing. No proration shall be made for drainage taxes.

DISCLAIMER

All information contained in this advertisement has been obtained from sources believed to be reliable; however, Spencer Auction Group, Ed Spencer Real Estate, the seller and their representatives make no guarantees as to its accuracy. Acreages, boundaries, legal descriptions, soil ratings, FSA information, maps and other property information are approximate and subject to verification. Prospective buyers are responsible for independently verifying all information and inspecting the property prior to bidding. All announcements and terms made available prior to or during the auction shall take precedence over previous advertising, whether printed or oral. Seller and auction company reserve the right to amend auction terms by notifying registered bidders by phone or email.

Farm is subject to a 2027 cash-rent lease.. The lease will be assigned to the successful buyer, who will receive 100% of the 2027 cash-rent payment directly from the tenant on March 1, 2027. New buyer will be responsible for terminating the existing tenant for full possession on March 1, 2028.

SHARI MCFERRIN, SELLER

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