TIMED ONLINE

LAND AUCTION

82.41 TAXABLE ACRES M/L

OPENS: **Friday, December 4, 2026 @ 10 AM CST**
CONCLUDES: **Friday, December 11, 2026 @ 10 AM CST**



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.

Brief Legal Description: Lot 1 SE NW, SE SW, Lot 1 NE SW and Lot 1 NW SW, all in Section 22, Township 79 North, Range 45 West, Harrison County, IA.
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 - 100% paid March 1, 2027 directly to the buyer

SECTION 22 – CLAY TOWNSHIP
HARRISON COUNTY, IOWA
NW OF MODALE, IOWA

BID ONLINE @ SPENCERGROUPS.COM

Terms: 10% down, balance due at closing January 11, 2027.

Lease: Farm subject to a 2027 cash rent lease. Successful buyer receives 100% of the 2027 cash rent directly from the tenant March 1, 2027.

Approval: Subject to Seller's approval by 5:00 p.m. December 11, 2026.

Agency: Spencer Groups, Inc., Farms America Inc., Ed Spencer Real Estate, its agents and associates represent the Seller in this transaction. All bidders are customers, not clients.

2027 CASH RENT INCOME:
$19,296

100% paid March 1, 2027, directly to buyer.

Farm is subject to a 2027 cash-rent lease. New buyer will be responsible for terminating the existing tenant for full possession on March 1, 2028.

ED SPENCER REAL ESTATE

Scan for more info

Spencer AUCTION GROUP

ED SPENCER Broker **402.510.FARM**
HANNAH JOHNSEN Broker Assoc. **712.592.9794**
LUKE SPENCER Sales Associate **402.510.5853**

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Spencer Auction Groups

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