



Timed Online MILLS COUNTY LAND AUCTION

EDSPENCER
REAL ESTATE



302.51 Taxable acres m/l

FRIDAY
NOV
14
10:00AM

Directions: South of Glenwood, IA on Levi Rd. South 2 miles, then East on Kane Ave approx. 3 miles to Kidd Rd then South on Kidd Rd approx. 2 miles to Lambert Ave. Then West on Lambert Ave. Approx 1 mile to the SE corner of the farm (Dirt road access).

Brief Legal: The SE 1/4 Section 25, Township 72 (Glenwood), Range 43 W and the SW 1/4 except the S 20 rods SESW and except the S 20 rods of the SWSW, Section 30, Township 72 (Center) Range 42, Mills County, Iowa

Possession: Selling subject to a cash rent lease for 2025. Buyers to receive possession of cropland 3/1/2026.

Cropland Acres: 272.24

CSR2: 69.7 on tillable per Surety

Taxes: \$10,102, prorated to date of closing

Method of Auction: Farm will sell 302.51 acres times the bid.

All interested parties to register at www.spencergroups.com and submit a bank letter of creditworthiness to Spencer Groups office by calling 712-644-2151.

Terms: Your bid is not subject to financing or any other contingencies. Seller has the right to accept or reject the final bid by 5pm on November 14th. If the final bid is accepted, buyer to place a 10% non-refundable earnest deposit in the Blair Title Trust Account, where it will be held until closing. 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 will be responsible for normal closing costs associated with closing a real estate transaction.

Agency: Spencer Groups, INC/Ed Spencer Real Estate/Farms America are agents for, and represent the sellers in this transaction. All bidders shall be considered customers, not clients.

Closing: Closing on or before December 15th, 2025

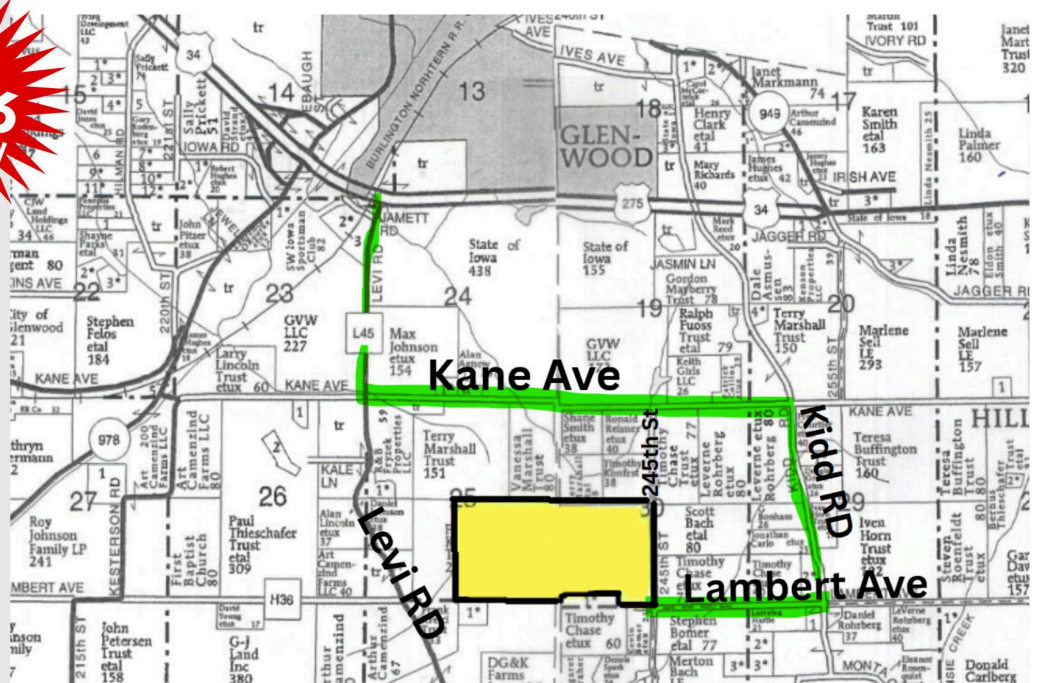
Disclaimer: Announcements made by the auctioneer at the time of the sale or emailed to registered bidders will take precedence over any and all previously printed materials, or any oral statements made. All information and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "as-is, where-is" basis, no warranty or representation, either expressed or implied concerning the property is being made by the sellers or the auction company. Each potential bidder is responsible for conducting his/her own due diligence, inspections, investigations and inquiries regarding the farm. The information contained herein is believed to be accurate, but is subject to the verification of all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the auction company. All sketches and dimensions in this brochure are approximated based upon GIS, aerial photographs and information provided by the assessor and the FSA. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.



This farm is a highly productive tract with a good CSR2 rating!

**Online only auction
opening Monday,
November 10th at 10AM
and closing Friday,
November 14th at 10AM.**

Online bidding at www.spencergroups.com



Frank R. Krejci Trust, Owner

For more information, or to schedule a tour of the property, contact Ed Spencer, Broker at 402-510-3276.



Ed Spencer, Auctioneer 402.510.3276
Luke Spencer, Auctioneer 402.510.5853
Hannah Johnsen, Auctioneer 712-592-9794

Spencer Groups, INC.
712-644-2151 - Office



WWW.SPENCERGROUUPS.COM