

143.31 Taxable Acres

Sections 11 & 15 Morgan Township Harrison County, IA

BIDS OPEN
JAN
26

10:00AM

TIMED ONLINE AUCTION

BIDS CLOSE
JAN
30

10:00AM

Directions to the Farm: From Mondamin, Iowa, North on County Road K-45 (Austin Ave) approximately 2.5 miles, then West on Derby Lane 1/2 mile to the farm. Farm is bordered by I-29 on the West and the Soldier River on the North.

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

Auctioneer's Note: This 143.31 taxable acre gem is nestled just west of Round Lake State Preserve, a convenient 10-minute drive from the Mondamin Exit on I-29. It features 102 acres of highly productive tillable land with an impressive 75.7 CSR2 rating and generates a steady \$4,563 in annual CRP income. The property's Soldier River frontage enhances its appeal, offering excellent recreational opportunities for fishing, pheasant hunting, and other outdoor pursuits.

- Ed Spencer

FSA INFORMATION

Farm#: 1287 **Tract#:** 1296

Cropland: 102.35 **CRP:** Contract #11522

26.46 acres with yearly payment of \$4563. Contract Expires 9/30/2029.

New owner will assume and abide by the terms of the existing CRP contract.

2026 CRP contract payment will be prorated by the FSA to the date of closing.

CSR2: 75.7 on tillable

Taxes: \$4680, prorated to the date of closing.

Drainage: \$30 paid in 2025

Method of Auction: 143.31 acres x the bid

Closing: Closing to be on or before March 2nd, 2026. Buyer will receive full possession and full farming rights on the closing date.

Agency: Ed Spencer Real Estate/Farms America, Inc & Spencer Groups are representing the Seller.

TERMS: Your bid is final with no financing or other contingencies. The seller may accept or reject it by 5 p.m. on January 30, 2026. If accepted, the buyer signs a purchase agreement and deposits 10% earnest money in Blair Title's trust until closing. The seller provides an updated abstract, the buyer covers their attorney's title opinion, and both pay normal closing costs, including Blair Title's fee.

DISCLAIMER: Announcements by the auctioneer at sale time or emailed to bidders override all prior printed or oral statements. All flyer and brochure info is subject to the purchase agreement terms. The property is sold as-is, with no warranties from sellers or auction company. Bidders must do their own due diligence. Info is believed accurate but not guaranteed; no liability for errors is assumed. Sketches and dimensions are approximate, based on GIS, aerial photos, and assessor/FSA data. Auction conduct and bid increments are at the auctioneer's discretion.

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CW Kellogg Farms, LC – Owners

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