

# 77.52 Taxable Acres m/l



# LAND AUCTION

LIVE & ONLINE



**Auction Location:** Twisted Tail Steakhouse & Saloon, 2849 335th St. Beebeetown, IA

**DIRECTIONS TO THE FARM:** From Beebeetown, Iowa, East on 335th St approximately 7 miles. Farm is located on the South side of 335th St and West of Tyler Ave. Signs Posted.

**LEGAL DESCRIPTION:** The W 1/2 of the NE 1/4 except .35 acre strip along the South side of the SW 1/4 NE 1/4, and part of the NE corner NE 1/4 NW 1/4 all in 36-78 (Union)-42, Harrison Co, IA.

**FSA INFO:** Farm# 7568 Tract# 2195 **CSR2:** 68.8 per Surety

**CROPLAND ACRES:** 77.35

**TAXES:** \$2562 prorated to closing

**CASH RENT AND POSSESSION:** Buyer to receive 100% of the 2024 cash rent in the amount of \$18,912 as follows: 1st half cash rent: Credit from the Seller at closing in the amount of \$9,456.00. 2nd half cash rent: Buyer will receive the 2nd half cash rent in the amount of \$9,456.00 on December 1st, 2024. Buyer to receive landlord's possession at closing. Current tenant will be terminated prior to closing. New buyer will receive full possession 3/1/2025 and full farming rights for the 2025 crop year.

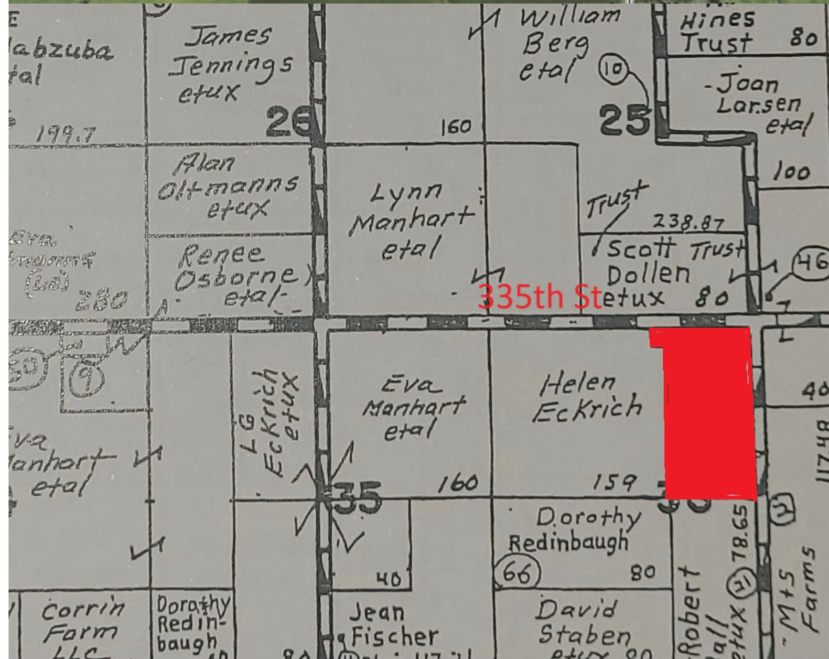
**ONLINE BIDDING:** Parties interested in bidding online shall register at [www.spencergroups.com](http://www.spencergroups.com) and submit a bank letter of creditworthiness to Spencer Groups office by contacting 712-644-2151.

**METHOD OF AUCTION:** Farm will sell 77.52 taxable acres times the bid. Farm is offered in its "as is, where is" condition. Your bid is not subject to financing or any other contingencies. Seller has the right to accept or reject the final bid. Upon acceptance by the seller, buyer will sign a purchase agreement and 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 have a title opinion rendered by the attorney of the buyers choice, at the buyers expense. Sellers and buyers will pay normal closing costs associated with closing a real estate transaction, which will include a closing fee to the title company.

**CLOSING:** Closing shall be on or before June 20th, 2024.

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

**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.



## AUCTIONEER'S NOTE

Very nice, attractive farm with a great location and productive soils! Farm is in close proximity to Tri-Center schools. There are 2 sites on the farm that would be suitable locations for new homes. This farm deserves your serious consideration! Contact Ed Spencer, Auctioneer with questions 402-510-3276.

**Mary Louise Beckman Revocable Trust, Owners**  
**Leo P. Martin, Attorney for the Trust**

**Ed Spencer Auctioneer 402-510-3276**

**WWW.SPENCERGROUPS.COM**

Spencer Groups, Inc. | 322 E 7th St, Logan, IA 51546 | Office 712-644-2151

