

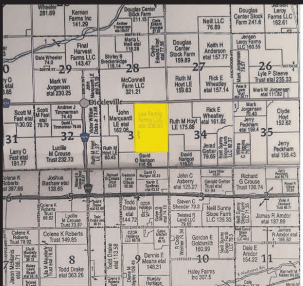
217.46 CROPLAND ACRES
SECTION 33, DOUGLAS TOWNSHIP, ADAMS COUNTY, IOWA

TIMED ONLINE CASH RENT

AUCTION



Bidding opens Monday, December 2nd @ 10:30AM | Bidding closes Friday, December 6th @ 10:30AM



Directions to the Farm: From Corning, Iowa, west on Highway 34, 7 miles. Then North on Chestnut Ave approximately 3/4 mile to the Farm. Farm is located on the West side of Chestnut Ave.

Brief Legal Description: The NE 1/4 and the N 1/2 SE 1/4 Section 33, Township 72 (Douglas), Range 35, Adams County, Iowa.

FSA Information: Farm# 115 Tract# 170 **Cropland Acres:** 217.46 **CSR2:** 56 per Surety Maps

Soil Types: Sharpsburg-Nira silty clay, Lamoni-Shelby Complex, Zook-Ely Gullied land complex, Shelby- Adair, Shelby Loam and Adair clay loam.

Register online at www.spencergroups.com. Non-refundable 20% down day of auction, with remaining rent balance due 3/1/2025. See sale flyer for terms.



WWW.SPENCERGROUPS.COM



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