

LAND AUCTION

**Tract 1: 156 Acres m/l ~ Tract 2: 30 Acres m/l
Friday, Oct. 11, 2024 ~ 10:00 A.M.**

Sale to be conducted at Massena Livestock ~ 78 Main St.

Tract 1: 1³/₄ miles West of 750th St & Yankton Rd, South side

Tract 2: 3/4 mile West of 750th St & Yankton Rd, North side

Massena, IA



Tract 1

Taxable acres: 156 m/l

Gross property tax: \$4,040

Cropland Acres: 143.5

Average CSR2: 55.7

**Brief legal description:
NW1/4 (EXC Parcel A)
of Victoria Township
Section 32-74-34
Cass County Iowa**



Tract 2

Taxable acres: 30 m/l

CRP acres: 26.19

Annual CRP payment: \$4,161

Contract expires 9/30/2032

Gross property tax: \$781

Average CSR2: 56.3

**Brief legal description: SW1/4 SW1/4
(EXC PC 460'x850' & Parcel A W1/2 SW1/4)
of Victoria Township, Section 28-74-34
Cass County Iowa**

Sale procedure: Seller reserves the right to refuse any or all bids. Successful bidder will pay 10% earnest money on day of sale to be held in escrow by James Mailander, attorney and closing agent.

Final sale price will be: Tract 1 highest bid X 156, Tract 2 highest bid X 30.

Balance is due at closing on or before December 1, 2024. **Possession:** March 1, 2025.

ANNOUNCEMENT: Property information provided herein was obtained from sources deemed reliable, but the Auctioneer and/or Seller makes no guarantees to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions. Property is sold AS IS.

ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER WRITTEN MATERIAL

Howard & Ruby Smith Farms LLC

James Mailander, Attorney & Closing Agent 712-762-3844

Auctioneers: Mark Venteicher 712-779-0169 & Tanner Runyan 712-779-0513

www.massenalivestock.com