

ABSOLUTE LAND AUCTION

80 acres in Cass County Iowa

Friday, August 15, 2025 ~ 10:00 A.M.

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

From Richland Rd (Hwy 92)) & 690th St. (N28) go 2 miles south & 1 ½ miles east, north side



Taxable acres: 80 ~ Gross property tax: \$1,897

Cropland Acres: 53.65 ~ Average CSR2: 55

Corn Base: 32.5 ~ Soybean Base: 10.5

Brief legal description: E½ SW ¼ 2-74-35 ~ Cass County Iowa

Sale procedure: Successful bidder will pay 10% earnest money on day of sale to be held in escrow by J.C. Van Ginkel, Attorney & Closing Agent for Estate. Final sale price will be 80 X final bid.

Balance is due at closing on or before 10/10/2025 ~ Possession: 3/1/2026.

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. All properties are sold AS IS.

ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER WRITTEN MATERIAL

R. Clair South Estate

J.C. Van Ginkel, Attorney & Closing Agent for Estate 712-243-4592

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

Pictures & more information at: www.massenalivestock.com