

LOIS WINNER ESTATE "THE LOST HUNDRED"

T80N R43W
SEC 13

T80N R42W
SEC 18



Absolute Online Land Auction



100 acres Section 13
Magnolia Township
Harrison County, IA

Bidding Starts April 30th, 2021 @ 10AM
Bidding Ends May 7th, 2021 @ 10AM

Register to bid online at www.spencerauctiongroup.com

All bidders will be required to submit a bank letter of credit prior to approval to bid.

Directions to the Farm: From Logan, IA – North on Highway 127, 1 ½ miles to Norton Ave. North on Norton Ave 4 miles to 194th St. East on 194th St 1 mile to Orange Ave. North on Orange Ave approx. ½ mile to 190th Trail (Level B Road). West on 190th Trail ½ mile. Road will dead end on the property. Signs are posted. Property is gated. GPS Coordinates 95.7937/41.7340



Ed Spencer, Broker 402-510-3276
Farms America, INC/Ed Spencer Real Estate
322 E 7th St, Logan, IA 51546
712-644-2151 - office
www.farmsamerica.com

100 Acres m/1 Sec. 13 Magnolia Twp., Harrison Co., IA 5/7/2021

Legal Description: The West Half of the Southeast Quarter (W 1/2 SE 1/4) and the West half of the Southeast Quarter of the Southeast Quarter (W 1/2 SE 1/4 SE 1/4) all in Section Thirteen (13), Township Eighty (80), North, Range Forty-Three (43) West of the 5th P.M., containing all 100 acres more or less, Harrison County, Iowa.

Viewing: Potential buyers may drive the property when conditions are dry. Entrance is gated. **Call Ed Spencer office for Lock Box access prior to entry. Absolutely no hunting or fishing by potential buyers when touring the property**

FSA Information: Farm 1194 Tract 1581

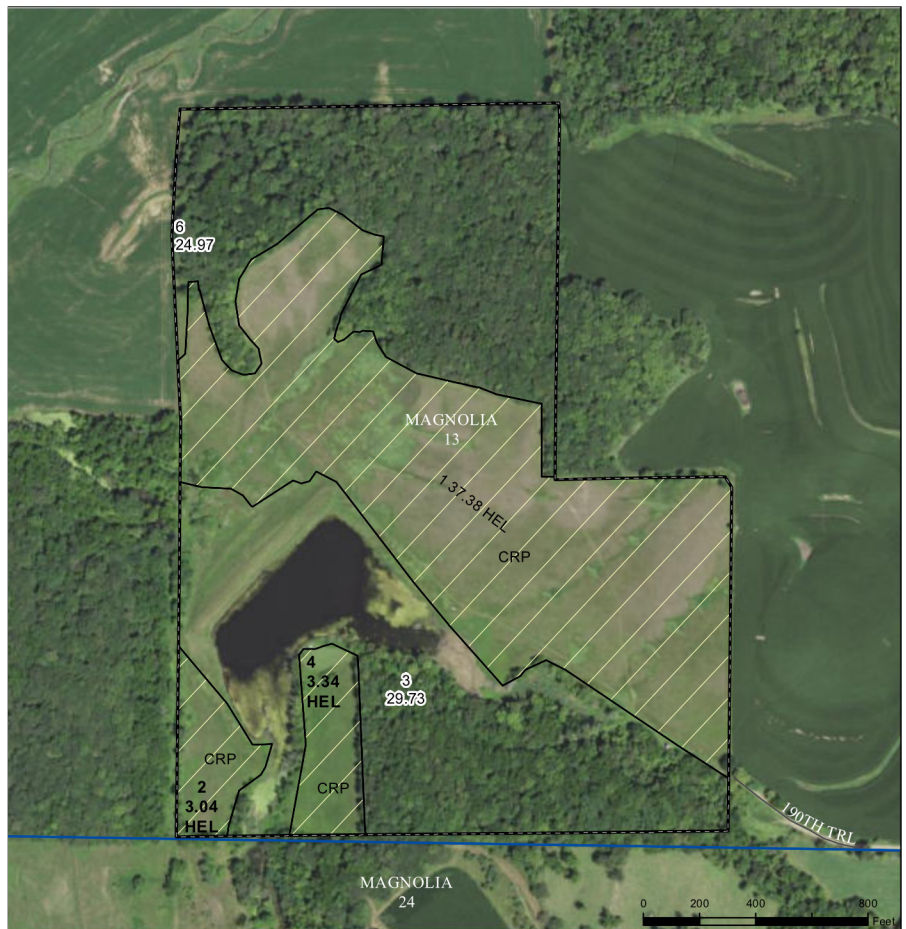
CSR2: CSR2 is 60.9 per Surety Maps

Taxes: \$2060 for 2019

Note: Dam structure was installed with federal assistance and maintenance agreement is in effect until 2032. Buyer will assume maintenance contract. Contact Auction Company for agreement information.

Amended terms:

New buyer will receive possession at closing may assume and abide by the existing CRP contract #11604 (\$6646.00 per year payment, contract ends 9/30/2030) OR New buyer will receive possession at closing subject to the termination of the existing CRP program by the Sellers.



This property is truly incredible! This farm puts everything together in one package, seclusion, 43.76 acres for farming or grazing, great fishing in your own private lake. Fantastic timber for trophy whitetail and turkey hunting. There is a small cabin (not modernized) on the property and is included.



This "The Lost Hundred" was Ron & Lois Winner's dream property and will be the absolute perfect property for the wildlife, hunting and fishing enthusiast!



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Terms

Bidder Registration: Go to www.spencerauctiongroup.com and click on the Online Auction Link. Register to bid online, and contact the office 712-644-2151 to submit a bank letter of credit. All bidders must register and submit a bank letter prior to bidding approval.

Auction Method: Farm will be sold on a dollars per taxable acre basis.

The successful bidder will sign a purchase agreement immediately following the auction, and will be required to place a 10% non-refundable earnest payment in the A.W Tauke Trust Account, who will hold the earnest funds in escrow until closing.

Closing: Seller will provide the buyer with an updated abstract the day of the auction. Buyer to have a title opinion completed by an attorney at the buyer's expense. Each party shall pay normal costs associated with closing a real estate transaction. Closing to take place no later than 30 days after the auction. Seller can close as soon as the buyer is capable.

Disclaimer: Announcements made by the auctioneer at the time of the sale will take precedence over any and all previously printed material, or any oral statements made. All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The farm is being sold on an "as-is, where-is" basis, and no warranty or representation, either expressed or implied concerning the property is being made by the Sellers or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the farm. The information in this brochure is believed to be accurate, but is subject to the verification of all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the Auction Company. All sketches and dimensions in this brochure are approximate and based upon GIS, aerial photographs and information provided by the county assessor. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.

Agency: Farms America, Inc/Ed Spencer Real Estate and Spencer Auction Group are agents for, and represent the Sellers. All bidders shall be considered customers, not clients.

Register to bid online at www.spencerauctiongroup.com

Lois Winner Estate, Owner

Lea Ann Schnack, Executor of the Lois Winner Estate

Tony Tauke, Attorney for the Estate



Ed Spencer, Broker/Auctioneer 402-510-3276

Luke Spencer, Auctioneer 402-510-5853

Hannah Spencer Johnsen, Auctioneer 712-592-9794

Steve Christiansen, Ringman