

ABSOLUTE LAND AUCTION

**Consisting of 618 acres m/l in Cass County and
Adams County Iowa**

Saturday, Nov. 16, 2024 ~ 10:00 A.M.

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

Tract 1

74939 Victoria Road
Massena, IA

Taxable acres: 150 m/l
Gross property tax: \$5,532
Cropland Acres: 121.1
Average CSR2: 62.3
Windmill payment: \$10,006

SIRWA rural water

Brief legal description: NE1/4 (EXC CEM) 21-74-34
Cass County Iowa



Tract 1

Tract 3

1 mile west of 750th St/Yankton Rd
& ½ mile south on 740th St
Massena, IA

Taxable acres: 160 m/l
Gross property tax: \$4,524
Cropland Acres: 117.3
Average CSR2: 61.5
Windmill payments: \$20,012

Brief legal description: SW1/4 33-74-34
Cass County Iowa



Tract 2

Tract 2

74866 Victoria Road
Massena, IA

Taxable acres: 76 m/l
Gross property tax: \$2,602
Cropland Acres: 62.4
Average CSR2: 66.7

Brief legal description: E1/2 SE1/4 16-74-34
Cass County Iowa



Tract 3

Tract 4

1 mile west of Hwy 148/110th St &
½ mile north on Holly Ave, E side
Corning, IA

Taxable acres: 152 m/l
Gross property tax: \$3,161
Cropland Acres: 130.2
Average CSR2: 56.7

Brief legal description: NW1/4 4-73-34
Adams County Iowa



Tract 4

Tract 5

1043 Holly Ave, Corning, IA
Taxable acres: 80 m/l
Gross property tax: \$1,701
Cropland Acres: 57.7
Average CSR2: 53.0

Brief legal description: S1/2 NE1/4 5-73-34
Adams County Iowa



Tract 5

Each tract will be sold separately

Any updates, repairs, or inspections will be at the buyer's expense

Sale procedure: Successful bidder will pay 10% earnest money on day of sale to be held in escrow by Engel & Maharry Law, attorney and closing agent. Final sale price will be: Tract number times taxable acres, respectively.

Balance is due at closing on or before January 15, 2025 ~ 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. All properties are sold AS IS.

ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER WRITTEN MATERIAL

Virginia R Holste Estate

Engel & Maharry Law, Attorney & Closing Agent 641-322-3230

Richard Holste ~ Karma Green

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

Pictures & more information at: www.massenalivestock.com