

PUBLIC LAND AUCTION

176.82 Acres m/l - Harrison County, IA

Friday May 15, 2026 @ 11 a.m.

SECTIONS 10 & 11 LA GRANGE TOWNSHIP

AUCTION LOCATION: Twisted Tail Steakhouse & Saloon - BeeBeeTown, IA

DIRECTIONS TO THE FARM: Farm is located approx. 3 miles North of BeeBeeTown, IA.

FSA INFORMATION: Farm#6474 Bract#5375

Estimated Cropland Acres: 168.92

CSR2: 63.1 per Surety Maps

POSSESSION: Farm sells subject to a cash rent lease for the 2026 crop year. New buyer will assume landlords possession at closing and the current lease. Buyer will receive \$53,085.25 as a credit at closing to reflect 100% of the 2026 cash rent payment based upon approx. tillable acres.

AUCTIONEERS NOTE: We are pleased to represent this very productive LaGrange Township Farm. This farm has been in the Knauss family for many years. A rare feature of this farm is that it has approximately 1/4 mile of pavement frontage on the North on 296th St and 1/4 mile frontage on the South on pavement Overton Ave. Farm is well terraced and any cleanup improvement is mostly minor and tillable acreage will be gained. Farm is well terraced and any cleanup improvement is mostly minor and tillable acreage will be gained. Farm borders pavement on north and South.

Overton Legacy Irrevocable Trust (Neil Knauss Family), Owner

Spencer Auction Group - Farms America
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