



# LAND AUCTION

Friday, June 9th • 10AM

## **275.32 Taxable Acres m/l**

Auction Location: Twisted Tail Steakhouse & Saloon -  
BeeBeeTown, IA

Live Auction with Online Bidding Available  
Cass Township Section 28 - Harrison County, IA  
LIVE & SIMULCAST AUCTION

**Cropland:** 268.43 • **CSR2:** 65.6 • **Taxes** \$7,486.00

Farm is rented for the 2023 crop year. Buyer will  
receive 100% of the 2023 cash rent payment.

Buyer will receive landlords possession at close and  
full possession March 1st, 2024.

Highly productive Western Iowa farmland just 2 miles  
South of Highway 44 on 270th St. Farm is fully terraced  
and has 1 mile of tile.

**The Revocable Living Trust of H. Calvin  
Bertelsen, Owners**

Leo Martin, Attorney for the Estate



**Spencer Auction Group**  
**322 E 7th St | Logan, IA 51546**  
**712.644.2151**

[www.spencergroups.com](http://www.spencergroups.com)  
**Ed Spencer, Broker/Auctioneer**  
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