

LARSON WONDER VALLEY / LARSON WONDER RIDGE

BIDS OPEN
**JAN
12**
10:00AM

ONLINE
**REAL
ESTATE**

AUCTION

BIDS CLOSE
**JAN
16**
10AM-3PM

825.64 ACRES M/L POTT. COUNTY, IA | SELLING IN 6 TRACTS!

Tract #8 - 153.2 acres m/l Section 27 York Township

Bidding opens 1/12/2026 @ 10am | Bidding closes 1/16/2026 @ 10am

Directions to the Property: From the North edge of McClelland, Iowa, East on Idlewood Road 4 miles, then North on 330th Street 1 mile. Farm is located on the East side of 330th Street and bordered by Juniper Road on the South.
Brief Legal: The East ½ SW ¼ the NW ¼ SW ¼ and part SW ¼ SW ¼, Section 27, York Township, Pottawattamie County, IA.
FSA Info: Farm# 4599 Tract# 287 **Cropland acres:** 152.74 66.8 CSR2 **Taxes:** \$5442
Located in York Township, this is a very appealing farm and an absolute outstanding addition to any farming operation.
Method of Auction: 153.2 acres x the bid



Tract #9 - 283.46 acres m/l Sections 4 & 5 Hazel Dell Township

Bidding opens 1/12/2026 @ 10am | Bidding closes 1/16/2026 @ 11am

Directions to the Property: From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 to Pinoak Road. West on Pinoak Road 4 miles. Farm has a field entrance at the South corner where Tract 1 and Tract 9 meet.
Note: Tract 9 is bordered by Tract 1 on the East.
Brief Legal: Hazel Dell Township Sections 4 and 5, Pottawattamie County, Iowa. **FSA Info:** Farm# 4023 Tract# 669
Cropland Acres: 236.03 estimated. Bases currently combined with other tracts. Bases will be split by FSA.
CSR2: 46.9 **Taxes:** \$7348
Note: There are NRCS maintenance contracts on this farm. Contact office for contract copies.
Combination quality farmland with timbered area makes for an excellent hunting property. FSA agreements upon request.
Method of Auction: 283.46 acres x the bid



Tract #10 - 111.89 acres Section 9 Hazel Dell Township

Bidding opens 1/12/2026 @ 10am | Bidding closes 1/16/2026 @ 1pm

Directions to the Property: From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 to Pinoak Road. West on Pinoak Road 3 1/2 miles. Farm begins on the west side of the intersection of Pinoak and 208th Street. Farm has approx. ½ mile of frontage on 208th.
Note: Tract 10 is bordered by the Feedlot to the South.
Brief Legal: Hazel Dell Township Sections 9 the SE NW, the SW NE and part NW NE, Pottawattamie County, Iowa.
Cropland: 30.33 - balance is approximately 64.03 of pasture and remainder in trees.
45 CSR2 **Taxes:** \$2710 **FSA Info:** Farm# 4023 Tract 669
Note: There are NRCS maintenance contracts on this farm. Contact office for contract copies.
This farm is currently in pasture and has a southern border that adjoins the northern border of the Feedlot. This farm offers excellent pastureland with adequate shade and running water. Farm has frontage on Pinoak Road and directly South of Tract 1.
Can accommodate 3 and up to 5 houses on this Tract depending on access. Ask agent for details.
Method of Auction: 111.89 acres x the bid



Tract #11 (Feedlot) - 158 acres m/l Section 9 Hazel Dell Township

Bidding opens 1/12/2026 @ 10am | Bidding closes 1/16/2026 @ 12pm

Address: 26366 208th St, Crescent, IA 51526
Directions to the Property: From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 to Pinoak Rd. West on Pinoak Rd 3 1/2 miles, then South on 208th Street ½ mile. Feedlot starts ¼ south of Pinoak Rd.
Note: Feedlot is bordered by Tract 10 on the North and Tract 6 on the East.
Brief Legal: Hazel Dell Township Section 9 the E ½ SW ¼ and the W ½ SE ¼ Pottawattamie County, Iowa.
FSA Info: Farm # 3626 Tract# 1917 and Farm# 6323 Tract# 2812 **Cropland:** Farm is currently used as a feedlot.
Home: 1 story frame home built in 1893 features 3 bedrooms, 1358 f.s.f., 1 bathroom. No basement.
Property also features steel grain storage, utility buildings, concrete feed bunks and commodities building.
Seller will provide a passing time of transfer septic inspection and water test prior to closing.
Method of Auction: 158 acres x the bid **Taxes:** \$7166

Tract 12A - 41.09 acres m/l Sections 10 & 15 Hazel Dell Township

Bidding opens 1/12/2026 @ 10am | Bidding closes 1/16/2026 @ 2pm

Directions to the Property: From Underwood Iowa, West on Mahogany Road (G30) to Road L34. South on on Road L34 ½ mile. 215th Street runs along the east edge of the property.
Brief Legal: Hazel Dell Township Part SWSE section 10 and part NWNE Section 15, Pottawattamie County, Iowa.
FSA Info: Farm# 4599 Tract# 4377
Cropland: 37.21 - Bases are combined with other tracts. Bases will be split by FSA.
This tract could accommodate more than one home by minor subdivision process through Pottawattamie county. If property is used for a new home, entrance permits will need to be obtained through secondary roads department.
Taxes: To be determined after survey. Estimated at \$1242.
Method of Auction: 41.09 acres x the bid.

Tract 13 - 78 acres Section 27 Rockford Township

Bidding opens 1/12/2026 @ 10am
Bidding closes 1/16/2026 @ 3pm

Directions to the Property: From I29 Honey Creek Exit 71, east on Sumac Road approximately 1 mile. Farm is on the north side of Sumac Road.
Brief Legal: E ½ SE ¼ except 1 acre owned by Pottawattamie Co, all in 27-77-44, Pottawattamie County, Iowa.
FSA Info: Farm# 1108 Tract# 1545
Cropland: 77.02
65.3 CSR2
Taxes: \$2568
Drainage: \$521 in 2025
Method of Auction: 78 acres x the bid



Interested parties register at www.spencergroups.com and submit a bank letter of creditworthiness to the Spencer Groups Office by contacting 712-644-2151. Your bid is not subject to financing or any other contingencies.



Ed Spencer, Broker 402-510-3276

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WWW.SPENCERGROUPS.COM