240 ACRE HARRISON CO IOWA FARMLAND AUCTION

TUESDAY, FEB. 24, 2026, 10:00AM

Location: (Crew Center) 601 Synder Road Woodbine, IA

Farm Location: 7 Miles North of Woodbine Iowa on Panora Ave

FSA Information: Tillable 206.45 Acres

This farm is combined with other land and the FSA will make the splits accordingly

CSR: 53.7

Taxable Acres: 230.03 Yearly Taxes $6470

Method of Sale: 230.03 Acres x Bid Price to Determine Total Cash Sales Price

Terms: $100,000 Down the Day of the Auction with Closing April 1st, 2026

Disclaimer: All information gathered from reliable sources and deemed correct but not guaranteed. All announcements made on the day of the auction will take precedence over printed material. We have done our best to inform the buyers of the facts presented. Please feel free to inspect and walk the property to determine your boundary fences and or other material facts pertaining to the land. All bidding increments will be at the full discretion and direction of the auctioneer. Seller reserves the right to reject any and all bids. Properties to be sold AS IS WHERE IS, WITH NO WARRANTIES OR GUARANTEES IMPLIED OR EXPRESSED. Please have your financing arranged prior to sale day as this will be a cash sale.

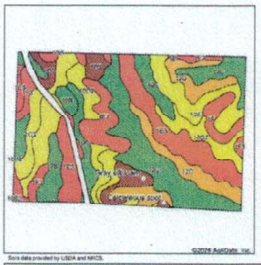
CRP: Contracts Expire 9/30/2026

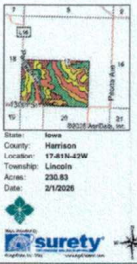
#1 #11181 $382.00

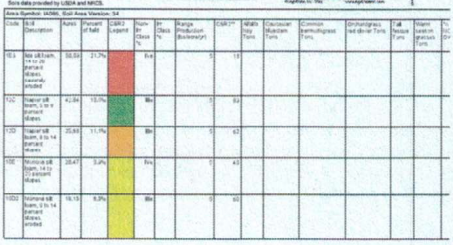
#2 #11182 $4883.00

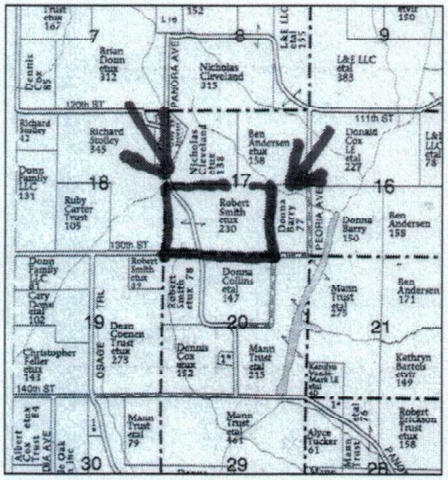
New Buyer within 30 days of closing must assign and take possession of the CRP contract.

Bidding platform: This will be a live auction. No internet bids. If you are uncomfortable in attending the auction, you may bid by phone with prior approval.









Robert and Cheryl Smith, Owners, Woodbine IA

RANDY PRYOR REAL ESTATE & AUCTION CO.
(712) 644-7610

Auctioneer's Note: Bob and Cheryl have decided to retire and sell this farm. Looks like a diamond in the rough. Feel free to drive the property. If this parcel is too large, we will assist with splitting with other parties. Call Randy 712-644-7610

Auctioneers: Randy Pryor, Kirk Henningsen, Ben Hollesen

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