

# LIVE LAND AUCTION

**117+/- ACRES**  
SEC 18 & 19 IN AVERY TWP  
**HANCOCK COUNTY, IA**



**HARCELLA LLC FARM**

**AUG**  
**13**  
10:00 AM



ONLINE BIDDING AT [WWW.LANDPROZ.COM](http://WWW.LANDPROZ.COM)

## PROPERTY DESCRIPTION

These 117 +/- acres will be a great addition to your current operation or investment portfolio. The farm is open for farming in 2023. Annual CRP Payment of \$7,721 on 24.93 +/- acres expires in 2026. Located a half mile off of Highway 69 and just 5 miles from the Klemme Co-op.

## AUCTION LOCATION

Klemme Library  
204 E Main Street, Klemme IA

## PROPERTY FEATURES

- 117.15 +/- Deeded acres
- 24.93 +/- CRP acres
- 117 +/- Tillable acres
- CRP income through 2026
- CSR2 of 64
- 5 Miles from Klemme Co-op
- ½ Mile off Hwy 69
- Real Estate taxes \$2,659.08

See Website for Terms - AUCTION #2333

**LANDPROZ**

**JJ WISE**

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& AUCTIONEER  
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**LANDPROZ.COM**

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