

TUESDAY, NOVEMBER 21ST, 2023 • 1:00PM
ON-SITE LAND AUCTION ON TRACT 1 • VINTON, IA

LAND AUCTION

BENTON COUNTY, IA • 285.92 ± ACRES



IOWA'S PROFESSIONAL LAND AUCTION SERVICE ACROSS ALL OF IOWA
IowaLandCompany.com info@iowalandcompany.com

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Iowa Land Company is honored to represent the Esther Ann Hite Estate located in Benton County just 5 miles north of Vinton, Iowa. The farm will be offered in 3 tracts on the day of sale. **Tract #1** will be offered as 146.55 +/- net acres, 149.55 +/- FSA Cropland acres with a 81.3 CSR2 on the cropland acres. **Tract #2** consists of 101.87 +/- net acres, with 99.79 +/- FSA cropland acres with a 61.5 CSR2 on the cropland acres. **Tract #3** consists of 37.50 +/- net acres, 37.55 +/- FSA cropland acres with a 58.4 CSR2 on the cropland acres. The farmland is currently leased for the 2023 farming season; full possession will be March 1st, 2024.

LAND AGENTS

Nick Skinner 515-650-0974

Cody Skinner 515-443-6343

SALE METHOD

Farm will be offered in three tracts. All three tracts will be offered on the “Bidder’s Choice Method” of sale.

FARM LOCATION

Harrison Township, Sections 27, 34, & 35.

5 Mile Northeast of Vinton, Iowa

FARM LEASE

Currently leased for 2023 farming season. 2024 farming season will be open to the buyer(s).

FARM CLOSING

Closing will be on or before January 9th, 2024.

FARM POSSESSION

Farms are rented for the 2022 farming season. Buyer will receive full possession March 1st, 2024.



LEGAL TERMS Information provided herein was obtained from sources deemed reliable, but neither Iowa Land Company nor the Seller make any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusion. All sketches, dimensions, and acreage figures are approximate or “more or less”. Any announcements made auction day by Iowa Land Company will take precedence over any previous printed materials or oral statements. Iowa Land Company and Seller reserve the right to preclude any person from bidding if there is any questions as to the person’s credentials or fitness to bid.



TRACT 1

146.55 +/- ACRES

AGRICULTURAL INFORMATION

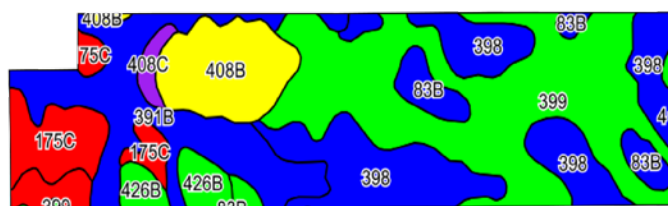
- 146.55 +/- Taxable Acres
- 149.55 +/- Cropland Acres
- 81.3 CSR2
- Hard Surface Road Access
- Established Waterways
- 5 Miles Northeast of Vinton

LOCATION

Harrison TWP
Section 35

PLC YIELD

Corn - 158
Soybeans - 50



Area Symbol: IA011, Soil Area Version: 25

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
399	Readlyn silt loam, 1 to 3 percent slopes	50.68	34.3%		Iw	91	90
398	Tripoli clay loam, 0 to 2 percent slopes	31.78	21.5%		IIw	82	85
391B	Clyde-Floyd complex, 1 to 4 percent slopes	24.59	16.6%		IIw	87	74
408B	Olin sandy loam, 2 to 5 percent slopes	13.80	9.3%		Ile	64	70
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	10.72	7.3%		IIIe	45	40
83B	Kenyon loam, 2 to 5 percent slopes	6.14	4.2%		Ile	90	87
426B	Aredale loam, 2 to 5 percent slopes	5.25	3.6%		Ile	91	85
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.02	2.0%		IIIe	50	55
Weighted Average						81.3	79.4

**IA has updated the CSR values for each county to CSR2

*c: Using Capabilities Class Dominant Condition Aggregation Method





TRACT 2

101.87 +/- ACRES

AGRICULTURAL INFORMATION

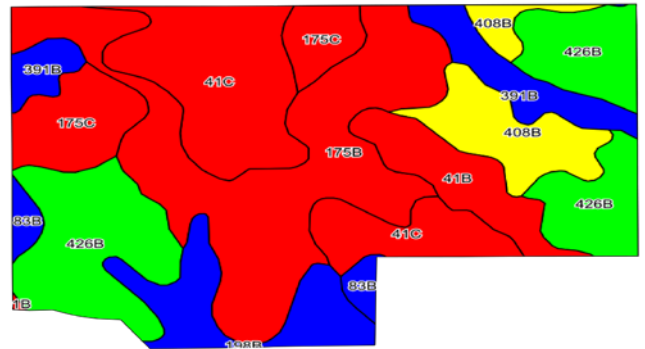
- 101.87 +/- Taxable Acres
- 99.79 +/- Cropland Acres
- 61.5 CSR2
- Hard Surface Road Access
- Building Site Possibilities
- 5 Miles Northeast of Vinton

LOCATION

Harrison TWP
Section 27

PLC YIELD

Corn - 158
Soybeans - 50



Area Symbol: IA011, Soil Area Version: 25

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	25.77	25.6%	Red	IIIe	50	55
426B	Aredale loam, 2 to 5 percent slopes	21.05	20.9%	Green	Ile	91	85
41C	Sparta loamy fine sand, 5 to 9 percent slopes	17.43	17.3%	Red	IVs	34	25
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	8.05	8.0%	Red	IIIe	45	40
408B	Olin sandy loam, 2 to 5 percent slopes	7.59	7.5%	Yellow	Ile	64	70
198B	Floyd loam, 1 to 4 percent slopes	6.87	6.8%	Blue	IIw	89	77
391B	Clyde-Floyd complex, 1 to 4 percent slopes	6.17	6.1%	Blue	IIw	87	74
41B	Sparta loamy fine sand, 2 to 5 percent slopes	5.87	5.8%	Red	IVs	39	40
Weighted Average						61.5	58.4

**IA has updated the CSR values for each county to CSR2

*-CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values





TRACT 3

37.50 +/- ACRES

AGRICULTURAL INFORMATION

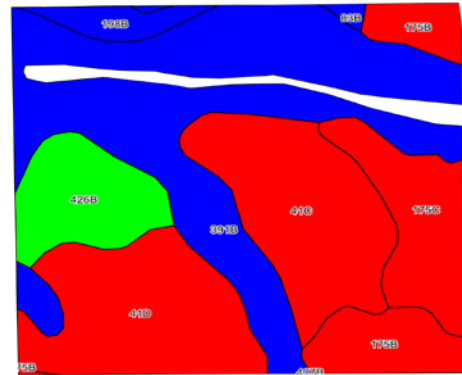
- 101.87 +/- Taxable Acres
- 99.79 +/- Cropland Acres
- 61.5 CSR2
- Hard Surface Road Access
- Building Site Possibilities
- 5 Miles Northeast of Vinton

LOCATION

Harrison TWP
Section 34

PLC YIELD

Corn - 158
Soybeans - 50



Area Symbol: IA011, Soil Area Version: 25

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
391B	Clyde-Floyd complex, 1 to 4 percent slopes	13.50	37.0%	Blue		IIw	87 74
41C	Sparta loamy fine sand, 5 to 9 percent slopes	6.13	16.8%	Red		IVs	34 25
41D	Sparta loamy fine sand, 9 to 14 percent slopes	6.04	16.6%	Red		VIIs	8 15
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	3.39	9.3%	Red		IIIe	45 40
426B	Aredale loam, 2 to 5 percent slopes	3.17	8.7%	Green		Ile	91 85
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.10	8.5%	Red		IIIe	50 55
198B	Floyd loam, 1 to 4 percent slopes	0.93	2.6%	Blue		IIw	89 77
83B	Kenyon loam, 2 to 5 percent slopes	0.20	0.5%	Blue		Ile	90 87
Weighted Average						58.4	52.3

**IA has updated the CSR values for each county to CSR2

*-CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values



ABOUT US

Over the past 6 years, Iowa Land Company has assisted in selling 450 Iowa farms. Our focus is Iowa farmland with a strong digital presence in all 99 counties. Both local farmland buyers and farmland investors view our website over 500,000 times per year seeking Iowa farmland.

Our farmland auction platform has provided great success for selling clients over the years. Over the past two years, we have sold 200 farms totaling \$200,000,000 in volume. We are a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. Our team of land brokers combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

1705 WEST D STREET SUITE 3
VINTON, IA 52349



- FARMLAND LISTINGS
- FARMLAND AUCTIONS
- FAMILY OWNED COMPANY
- EXPERIENCED SALES TEAM
- SERVING ALL 99 COUNTIES
- NATIONAL MARKETING
- FARM APPRAISALS



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