

TUESDAY, DECEMBER 19TH, 2023 • 1:00PM
CALHOUN COUNTY EXPO CENTER • ROCKWELL CITY, IOWA

LAND AUCTION

CALHOUN COUNTY, IA • 183.90 ± ACRES



IOWA'S PROFESSIONAL LAND AUCTION SERVICE ACROSS ALL OF IOWA
IOWALANDCOMPANY.COM INFO@IOWALANDCOMPANY.COM

LAND AUCTION

CALHOUN COUNTY, IA • 183.90 ± ACRES

Iowa Land Company is honored to represent the Willam R. Buckley Living Trust and John & Olga Haub Iowa Farms Trust farmland auction located in Eastern Calhoun County, Iowa.

The farm consists of 183.9 +/- taxable acres and will be offered as "choice" as a west farm and a east farm or one could purchase as a unit. These tracts are located just 3 miles northwest of Rinard, Iowa and are situated in Section 14 of Logan Township.

Tract 1 consists of 112 +/- acres, with 110.99 +/- acres considered cropland acres. The CSR2 weighted average is above county average rated 85.2.

Tract 2 consists of 71.9 +/- acres, with 70.09 +/- cropland acres with and a 84.6 CSR2.

LAND BROKERS

Luke Skinner 515-468-3610

Matt Skinner 515-443-5004

SALE METHOD

Farm will sell as two tracts via the buyer's choice method of sale.

FARM LOCATION

Calhoun County, Iowa, Logan Township, Section 14

FARM LEASE

The farms are currently leased for 2023. The farms have an open lease for 2024.

FARM CLOSING

Closing will be on February 6th, 2024

FARM POSSESSION

Buyer will receive real estate possession at closing. Full possession will be on 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

112 ACRES

AGRICULTURAL INFORMATION

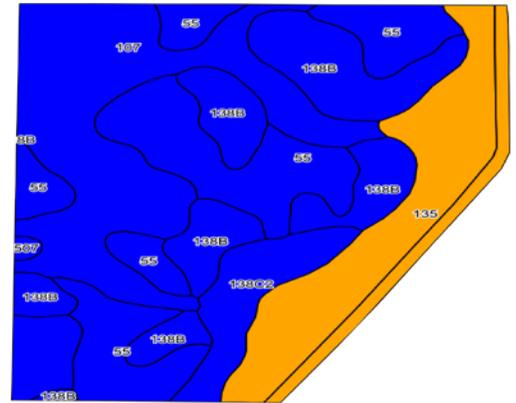
- 112 +/- Acres
- 110.99 +/- Cropland Acres
- 85.2 CSR2
- 3.10 +/- CRP Acres
- Tile Improvements
- Gently Rolling Farmland
- West Tract

LOCATION

Logan Township,
Section 14

PLC YIELD

Corn - 151
Soybeans - 42



Area Symbol: IA025, Soil Area Version: 33

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	31.72	28.6%		Ilw	86	83
55	Nicollet clay loam, 1 to 3 percent slopes	27.60	24.9%		Iw	89	88
138B	Clarion loam, 2 to 6 percent slopes	22.44	20.2%		Ile	89	80
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	21.86	19.7%		Ilw	76	78
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	7.01	6.3%		Ille	83	63
507	Canisteo clay loam, 0 to 2 percent slopes	0.36	0.3%		Ilw	84	78
Weighted Average						85.2	81.4

**IA has updated the CSR values for each county to CSR2
*c: Using Capabilities Class Dominant Condition Aggregation Method





TRACT 2

71.9 ACRES

AGRICULTURAL INFORMATION

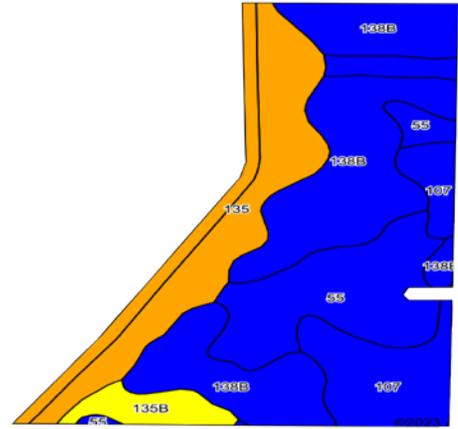
- 71.9 +/- Acres
- 70.09 +/- Cropland Acres
- 84.6 CSR2
- 4.11 +/- CRP Acres
- Tile Improvements
- 2 Grain Bins
- Gently Rolling Farmland
- East Tract

LOCATION

Logan Township,
Section 14

PLC YIELD

Corn - 151
Soybeans - 42



Area Symbol: IA025, Soil Area Version: 33

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	26.15	37.3%		lle	89	80
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	16.55	23.6%		llw	76	78
55	Nicollet clay loam, 1 to 3 percent slopes	13.25	18.9%		lw	89	88
107	Webster clay loam, 0 to 2 percent slopes	11.30	16.1%		llw	86	83
135B	Coland clay loam, 2 to 4 percent slopes	2.84	4.1%		llw	69	73
Weighted Average						84.6	81.2

**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

805 N MAIN STREET
CARROLL, IA 51401



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.

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



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