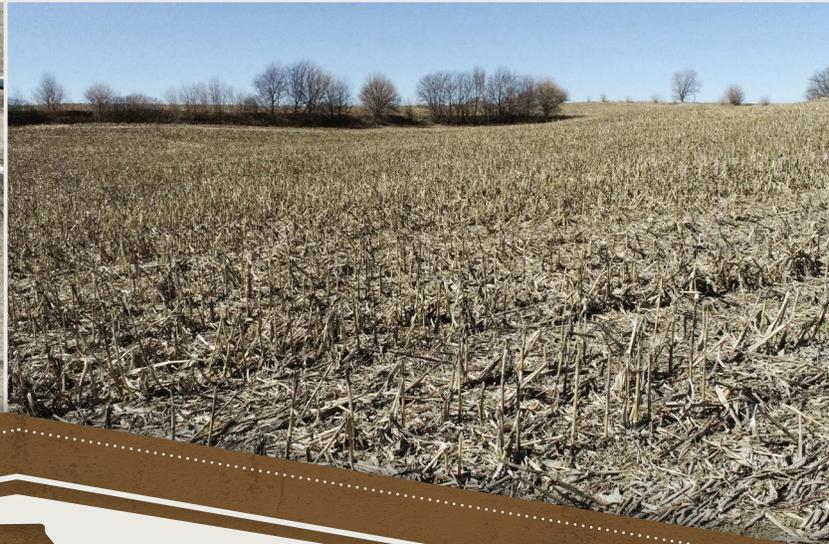


TUESDAY, APRIL 9TH, 2024 • 1:00PM
ELKS LODGE • SHENANDOAH, IA

LAND AUCTION

FREMONT COUNTY, IA • 179.85 ± ACRES



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

LAND AUCTION

FREMONT COUNTY, IA • 179.85 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Strom Phyllis J Revocable Living Trust. This quality 3 tract farm is located just south of Riverton, Iowa in Riverton Township, Section 31, and Madison Township, Sections 2 & 3. The farm will be offered for sale as three tracts; 179.85+/- acres.

Tract 1 - 67.51 +/- Taxable Acres, 61.90 +/- Cropland Acres.

Tract 2 - 74.34 +/- Taxable Acres, 64.49 +/- Cropland Acres.

Tract 3 - 38.00 +/- Taxable Acres, 37.35 +/- Cropland Acres.

Cropland is leased for the 2024 cropping season, the Buyer(s) will receive real estate possession March 1st, 2025 per tenant's rights. The buyer(s) will retain the 2024 cash rent.

LAND BROKERS

Cody Skinner 515-443-6343

Nick Skinner 515-650-0974

SALE METHOD

The farm will be sold at live public auction with online and phone bidding opportunities for all buyers via buyer's choice method.

FARM LOCATION

Tract 1 - Riverton Township, Section 31.

Tract 2 - Madison Township, Section 2.

Tract 3 - Madison Township, Section 3.

FARM LEASE

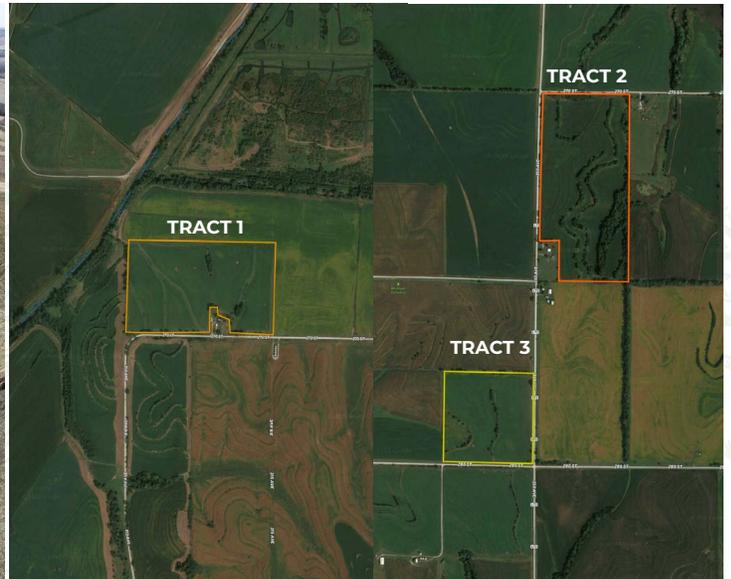
The cropland is leased for the 2024 season. Full possession is March 1st, 2025 per tenant's rights. Buyer(s) will be entitled to the full 2024 farm income.

FARM CLOSING

Closing will be on or before May 15th, 2024.

FARM POSSESSION

Buyer will receive real estate possession at closing and full possession March 1st, 2025.



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.



LINES ARE APPROXIMATE

TRACT 1

67.51 ACRES

AGRICULTURAL INFORMATION

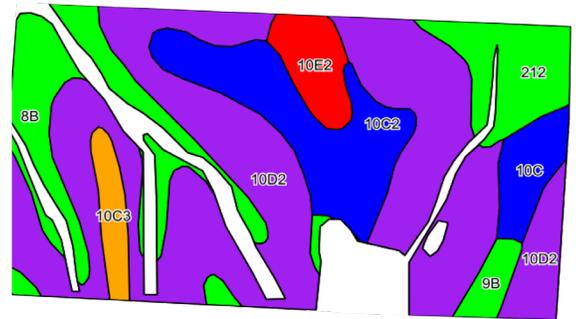
- 67.51 +/- Acres
- 61.90 +/- Cropland Acres
- 71.7 CSR2
- Established Waterways
- Rolling Farmland
- Century Farm
- 2.4 Miles Southwest of Riverton

LOCATION

Riverton TWP
Section 31

PLC YIELD

Corn - 139
Soybeans - 42



Area Symbol: IA071, Soil Area Version: 30

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
10D2	Monona Silt loam, 9 to 14 percent slopes, eroded	32.86	53.1%		IIIe	177.6	51.5
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	8.17	13.2%		IIIe	211.2	61.2
8B	Judson silty clay loam, deep aces, 2 to 5 percent slopes	7.12	11.5%		IIe	230.4	66.8
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	4.69	7.6%		Iw	228.8	66.4
10EZ	Monona silt loam, 14 to 20 percent slopes	2.67	4.3%		IVe	153.6	44.5
10C	Monona silt loam, 5 to 9 percent slopes	2.52	4.1%		IIIe	216.0	62.6
9B	Marshall silty clay loam, 2 to 5 percent slopes	2.11	3.4%		IIe	232.0	67.3
10C3	Monona silt loam, 5 to 9 percent slopes, severely eroded	1.75	2.8%		IIIe	200.0	58.0
Weighted Average						71.7	62

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

*c: Using Capabilities Class Dominant Condition Aggregation Method





LINES ARE APPROXIMATE

TRACT 2

74.34 ACRES

AGRICULTURAL INFORMATION

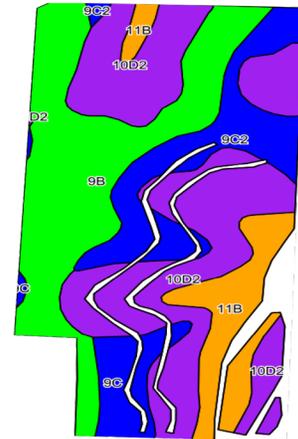
- 74.34 +/- Acres
- 64.49 +/- Cropland Acres
- 78.6 CSR2
- Nice Marshall Silty Clay Loam
- Century Farm
- 2.9 Miles Southeast of Riverton

LOCATION

Madison TWP
Section 2

PLC YIELD

Corn - 139
Soybeans - 42



Area Symbol: IA071, Soil Area Version: 30

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
10D2	Monona Silt loam, 9 to 14 percent slopes, eroded	25.29	37.7%		IIIe	177.6	51.5
9B	Marshall silty clay loam, 2 to 5 percent slopes	20.59	30.7%		IIe	232.0	67.3
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	9.67	14.4%		IIIe	211.2	61.2
11B	Colo-Judson silty clay loam, 0 to 5 percent slopes, occasionally flooded	7.62	11.4%		IIw	216.0	62.6
9C	Marshall silty clay loam, 5 to 9 percent slopes	3.86	5.8%		IIIe	216.0	62.6
Weighted Average						78.6	67.7

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





LINES ARE APPROXIMATE

TRACT 3

38.00 ACRES

AGRICULTURAL INFORMATION

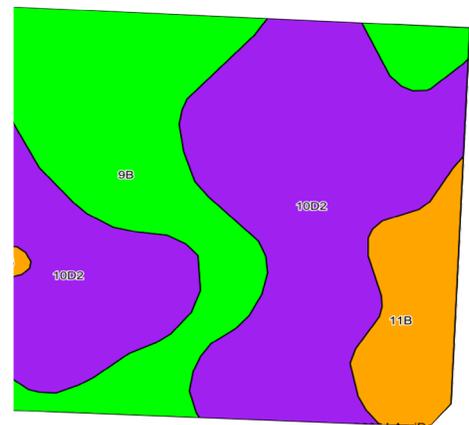
- 38.00 +/- Acres
- 37.35 +/- Cropland Acres
- 73.8 CSR2
- Nice Laying Compact Farm
- Century Farm
- 3.3 Miles Southeast of Riverton

LOCATION

Madison TWP
Section 3

PLC YIELD

Corn - 139
Soybeans - 42



Area Symbol: IA071, Soil Area Version: 30

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	21.46	55.9%		IIIe	177.6	51.5
9B	Marshall silty clay loam, 2 to 5 percent slopes	12.74	33.2%		IIe	232.0	67.3
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	4.17	10.9%		IIw	216.0	62.6
Weighted Average						73.8	65.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



ABOUT US

2540 106TH ST. SUITE 201
URBANDALE, IA 50322



Over the past 6 years, Iowa Land Company has assisted in selling 475 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.



BRANDED IN LAND

INFO@IOWALANDCOMPANY.COM



CODY SKINNER
515-443-6343
LAND BROKER
AUCTION CONTACT



NICK SKINNER
515-650-0974
LAND AGENT
AUCTION CONTACT

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