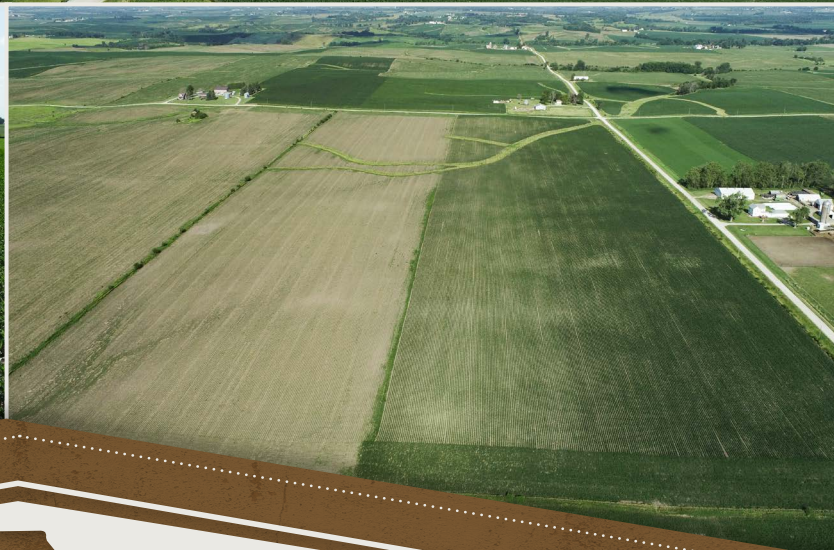


THURSDAY, AUGUST 8TH, 2024 • 1:00PM
MICHAEL J MANATT COMMUNITY CENTER, BROOKLYN, IA

LAND AUCTION

POWESHIEK COUNTY, IA • 80 ± ACRES



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

LAND AUCTION

POWESHIEK COUNTY, IA • 80 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Earlyne F. Leimberer Revocable Trust. This quality farm is located just 2.5 miles north of Hartwick, Iowa in Jefferson Township Section 23. The farm will be offered for sale as one tract; 80 +/- acres. The farm is currently leased for the 2024 agriculture season. Full possession is March 1st, 2025 per tenant's rights. Open lease for 2025.

LAND BROKERS

Nick Skinner 515-650-0974

Cody Skinner 515-443-6343

SALE METHOD

The farm will be sold at live public auction with online and phone bidding opportunities for all buyers.

FARM LOCATION

Jeffeson Township, Section 23
2.5 Miles North of Hartwick, Iowa

FARM LEASE

The cropland acres are leased for the 2024 agriculture season. The cropland acres will be open for the 2025 agriculture season.

FARM CLOSING

Closing will be on or before September 24th, 2024.

FARM POSSESSION

Buyer will receive partial 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

FARM INFO

80 +/- ACRES

AGRICULTURAL INFORMATION

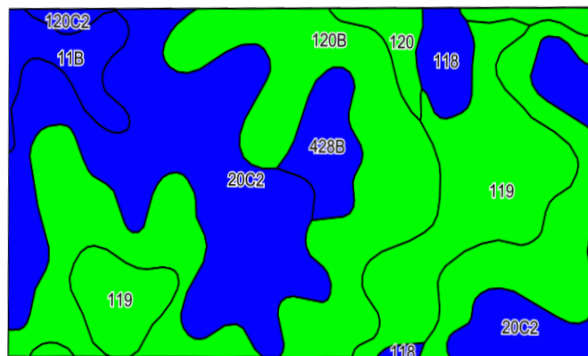
- 80 +/- Acres
- 81.31 +/- Cropland Acres
- 91 CSR2
- Field Entrance Off 230th Street
- Established Waterways
- Primarily Tama, Muscatine Soil Types
- 2.5 Miles North of Hartwick, IA

LOCATION

Jefferson TWP
Section 23

PLC YIELD

Corn - 168
Soybeans - 51



Area Symbol: IA157, Soil Area Version: 27

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120B	Tama silty clay loam, 2 to 5 percent slopes	30.94	38.8%		IIe	95	93
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	24.18	30.2%		IIIe	81	73
119	Muscatine silty clay loam, 0 to 2 percent slopes	13.78	17.2%		Iw	100	98
11B	Colo-Ely complex, 0 to 5 percent slopes	3.08	3.8%		IIw	86	68
428B	Ely silty clay loam, 2 to 5 percent slopes	2.93	3.7%		IIe	88	88
120	Tama silty clay loam, 0 to 2 percent slopes	2.35	2.9%		I	100	98
118	Garwin silty clay loam, 0 to 2 percent slopes	2.23	2.8%		IIw	90	93
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	0.51	0.6%		IIIe	87	76
Weighted Average						91	86.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



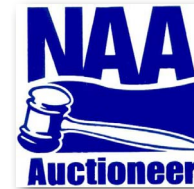
ABOUT US

1705 WEST D. STREET SUITE 3
VINTON, IA 52349



Over the past 7 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

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515-650-0974
LAND AGENT
AUCTION CONTACT



CODY SKINNER
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LAND BROKER
AUCTION CONTACT

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**VIEW AUCTION DETAILS AT
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