

THURSDAY, SEPTEMBER 19TH, 2024 • 1:00PM
HARTLEY COMMUNITY CENTER, HARTLEY, IA

LAND AUCTION

O'BRIEN COUNTY, IA • 80 ± ACRES



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

LAND AUCTION

O'BRIEN COUNTY, IA • 80 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Amy Wright. This quality farm is located just 4 miles southeast of Sanborn, Iowa in Iowa Center Township Section 5. 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

Luke Skinner 515-468-3610

Matt Skinner 515-443-5004

SALE METHOD

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

FARM LOCATION

Iowa Center Township, Section 5
4 Miles Southeast of Sanborn, Iowa

FARM LEASE

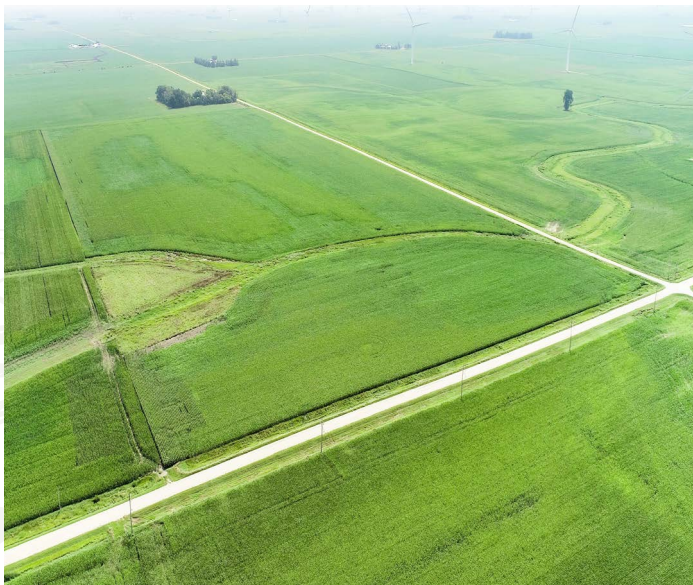
The cropland acres are leased for the 2024 agriculture season. The cropland acres will be open for the 2025 agriculture season.

FARM CLOSING

Closing will be on or before October 30th, 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.



FARM INFO

80 +/- ACRES

AGRICULTURAL INFORMATION

- 80 +/- Acres
- 74.45 +/- Cropland Acres
- 95.5 CSR2
- Will Cared For Farm
- Natural Drainage
- Highly Tillable Farmland
- 4 Miles Southeast of Sanborn, IA

LOCATION

Iowa Center TWP
Section 5

PLC YIELD

Corn - 183
Soybeans - 55

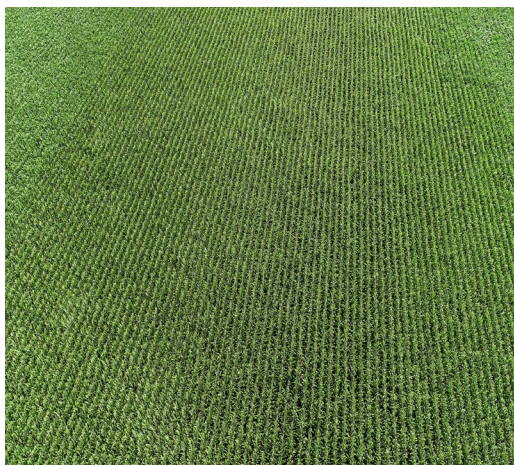


Area Symbol: IA141, Soil Area Version: 28

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
91	Primghar silty clay loam, 0 to 2 percent slopes	25.97	34.8%		Iw	100	80
310B	Galva silty clay loam, 2 to 5 percent slopes	23.23	31.2%		IIe	95	70
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	14.28	19.2%		IIe	95	68
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	5.91	7.9%		IIw	78	73
282	Ransom silty clay loam, 1 to 3 percent slopes	2.21	3.0%		Iw	100	75
91B	Primghar silty clay loam, 2 to 5 percent	1.53	2.1%		IIe	95	78
92	Marcus silty clay loam, 0 to 2 percent slopes	1.32	1.8%		IIw	94	75
Weighted Average						95.5	73.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



ABOUT US

320 A STREET
FORT DODGE, IA 50501



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

INFO@IOWALANDCOMPANY.COM



LUKE SKINNER
515-468-3610
LAND AGENT
AUCTION CONTACT



MATT SKINNER
515-443-5004
LAND BROKER
AUCTION CONTACT

LAND AUCTION • O'BRIEN COUNTY, IA • 80 ± ACRES

THURSDAY, SEPTEMBER 19TH, 2024 • 1:00PM
HARTLEY COMMUNITY CENTER • HARTLEY, IA



**VIEW AUCTION DETAILS AT
IOWALANDCOMPANY.COM**