

TUESDAY, OCTOBER 15TH, 2024 • 1:00PM
CORNING OPERA HOUSE • CORNING, IA

LAND AUCTION

ADAMS COUNTY, IA • 855.1 ± ACRES



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

LAND AUCTION

ADAMS COUNTY, IA • 855.1 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Phyllis Ann Steadman Trust. Most of the farm is located 5 miles south of Corning, Iowa. The farm will be offered for sale as 8 tracts; 855.1 +/- acres.

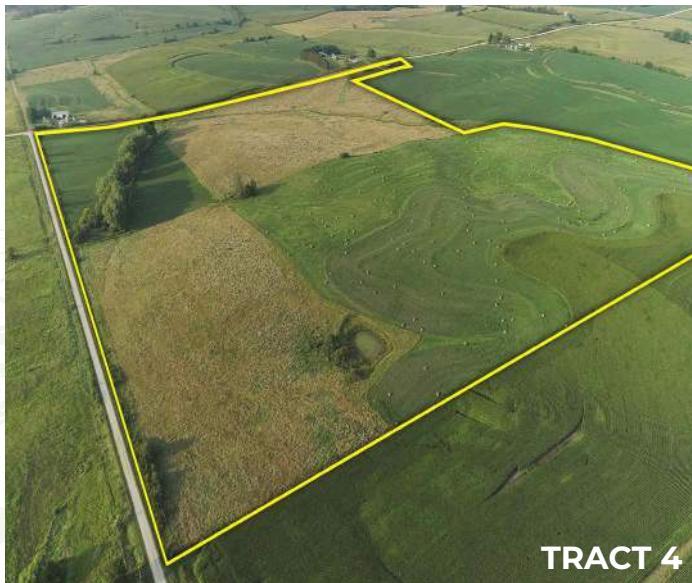
- Tract 1** - 114.83 +/- Taxable Acres, 114 +/- Cropland Acres.
- Tract 2** - 93.6 +/- Taxable Acres, 89 +/- Cropland Acres.
- Tract 3** - 90.42 +/- Taxable Acres, 85.38 +/- Cropland Acres.
- Tract 4** - 139.66 +/- Taxable Acres, 85 +/- Cropland Acres.
- Tract 5** - 134.66 +/- Taxable Acres, 118.94 +/- Cropland Acres.
- Tract 6** - 44.02 +/- Taxable Acres, 20.56 +/- Cropland Acres.
- Tract 7** - 234 +/- Taxable Acres, NA +/- Cropland Acres.
- Tract 8** - 4.21 +/- Taxable Acres With Home.

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

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. Tracts 1-3 will sell via "buyers' choice" method. Tracts 4-8 will sell as individual tracts.

FARM LOCATION

Tract 1, 2, 4, & 8 - Jasper Township, Section 28.
Tract 3, 5, & 6 - Jasper Township, Section 21.
Tract 7 - Carl Township, Section 32 & Prescott Township, Section 5.

FARM LEASE

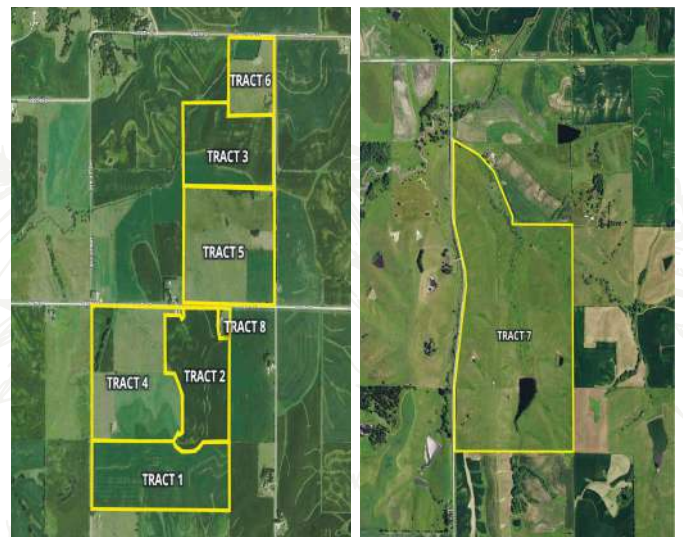
The cropland is leased for the 2024 season. Full possession is March 1st, 2025 per tenant's rights. Open farm lease for 2025.

FARM CLOSING

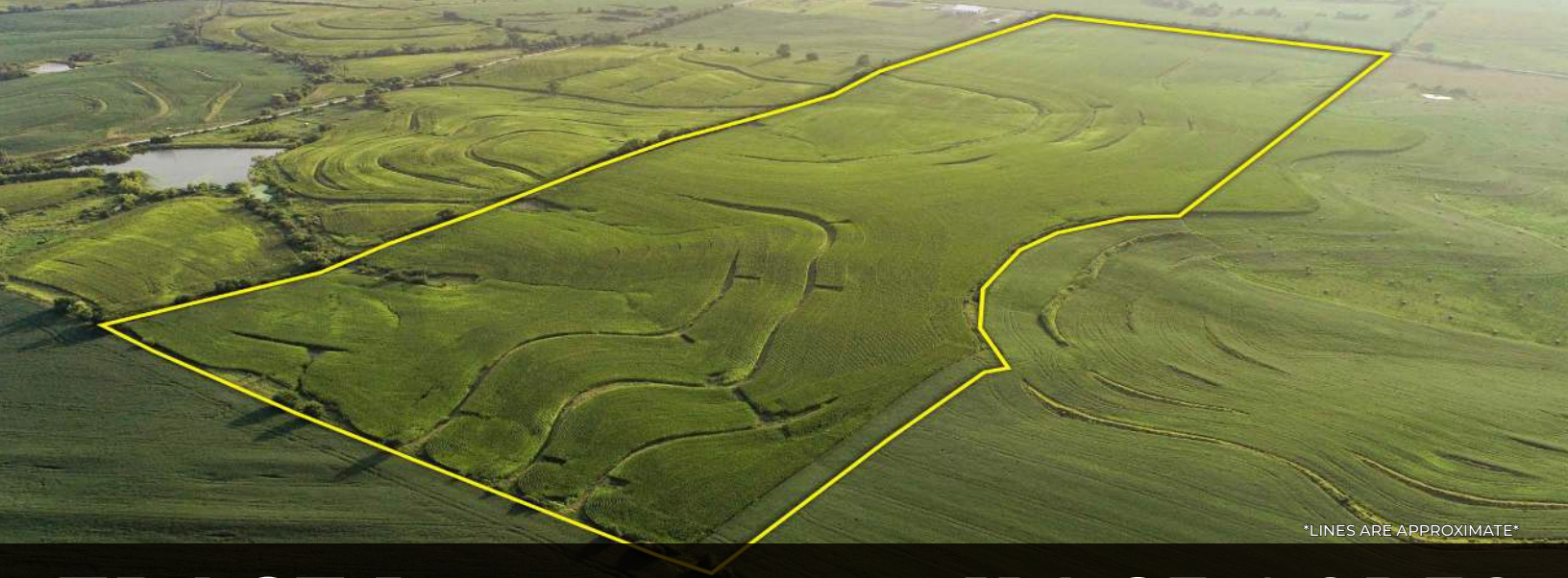
November 20th and November 21st, 2024.

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

114.83 ACRES

AGRICULTURAL INFORMATION

- 114.83 +/- Acres
- 114 +/- Cropland Acres
- 81 CSR2
- Outstanding Improved Farmland
- Tile and Terraced

LOCATION

Jasper TWP
Section 28

PLC YIELD

Corn - 138
Soybeans - 40



Area Symbol: IA003, Soil Area Version: 35

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	52.75	45.9%	[Blue]	IIIe	83	64
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	43.02	37.5%	[Green]	Ile	91	87
469CS	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded	8.34	7.3%	[Red]	IIIe	44	30
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	3.79	3.3%	[Yellow]	Ile	64	52
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	3.58	3.1%	[Red]	IVw	38	25
370	Sharpsburg silty clay loam, 0 to 2 percent slopes	2.51	2.2%	[Green]	I	96	92
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	0.79	0.7%	[Red]	IVe	28	25
Weighted Average						81	68.9

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





LINES ARE APPROXIMATE

TRACT 2

93.6 ACRES

AGRICULTURAL INFORMATION

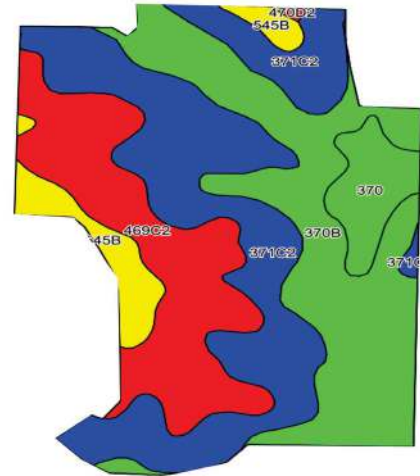
- 93.6 +/- Acres
- 89 +/- Cropland Acres
- 76.2 CSR2
- Highly Productive Farm With Improvements
- Tile and Terraced

LOCATION

Jasper TWP
Section 28

PLC YIELD

Corn - 138
Soybeans - 40



Area Symbol: IA003, Soil Area Version: 35

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	33.05	36.0%	[Blue]	IIIe	83	64
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	27.45	29.9%	[Green]	Ile	91	87
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded	20.37	22.2%	[Red]	IIIe	44	30
545B	Zook-Ely Gullied land complex, 2 to 5 percent slopes	5.57	6.1%	[Yellow]	Ile	64	52
370	Sharpsburg silty clay loam, 0 to 2 percent slopes	5.10	5.6%	[Green]	I	96	92
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	0.15	0.2%	[Red]	IVe	28	25
Weighted Average						76.2	64.1

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TRACT 3

90.42 ACRES

AGRICULTURAL INFORMATION

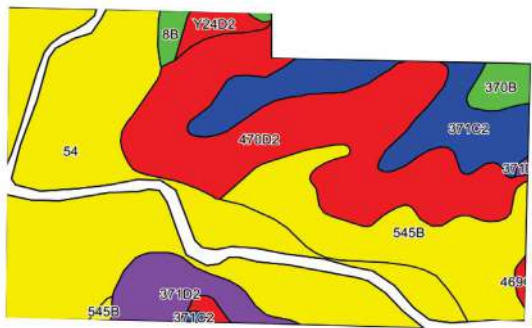
- 90.42 +/- Acres
- 85.38 +/- Cropland Acres
- 57.8 CSR2
- Nice Natural Drainage
- Open Fields

LOCATION

Jasper TWP
Section 21

PLC YIELD

Corn - 138
Soybeans - 40



Area Symbol: IA003, Soil Area Version: 35

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	33.70	39.4%	[Yellow]	IIw	67	70
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	22.29	26.1%	[Red]	IVe	28	25
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	11.84	13.9%	[Yellow]	IIe	64	52
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	9.16	10.7%	[Blue]	IIIe	83	64
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	4.26	5.0%	[Purple]	IIIe	57	54
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	1.50	1.8%	[Green]	IIe	91	87
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	1.18	1.4%	[Red]	IIIe	49	-
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	0.83	1.0%	[Green]	IIe	93	82
222D2	Clarinda silty clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.38	0.4%	[Red]	IVe	17	10
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded	0.24	0.3%	[Red]	IIIe	44	30
Weighted Average						57.8	*-

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

TRACT 4

139.66 ACRES

AGRICULTURAL INFORMATION

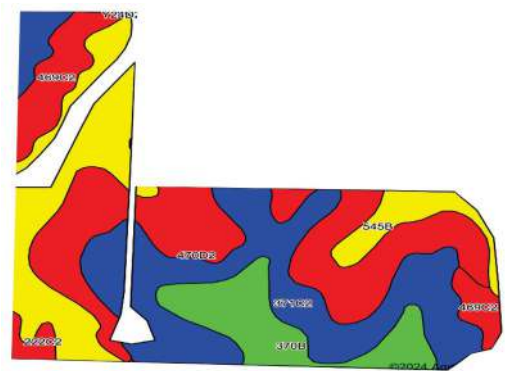
- 139.66 +/- Acres
- 85 +/- Cropland Acres
- 61.1 CSR2
- Currently Mix-use Farmland

LOCATION

Jasper TWP
Section 28

PLC YIELD

Corn - 138
Soybeans - 40



Area Symbol: IA003, Soil Area Version: 35

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	27.23	31.2%	[Blue]	IIIe	83	64
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	24.11	27.6%	[Red]	IVe	28	25
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	17.87	20.4%	[Yellow]	IIe	64	52
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	9.91	11.3%	[Green]	IIe	91	87
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded	7.10	8.1%	[Red]	IIIe	44	30
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	1.22	1.4%	[Red]	IVw	38	25
Weighted Average						61.1	50.1

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

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TRACT 5

134.66 ACRES

AGRICULTURAL INFORMATION

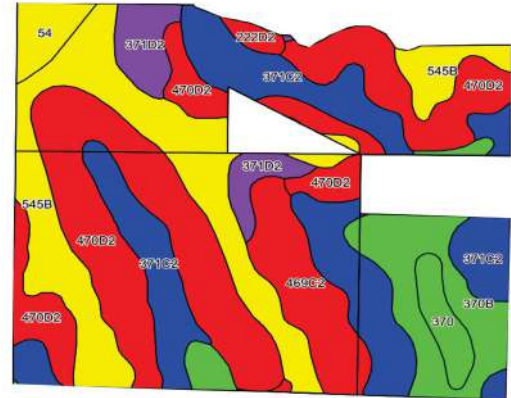
- 134.66 +/- Acres
- 118.94 +/- Cropland Acres
- 58.1 CSR2
- Nice Mix-use Farm With Potential To Improve

LOCATION

Jasper TWP
Section 21

PLC YIELD

Corn - 138
Soybeans - 40



Area Symbol: IA003, Soil Area Version: 35

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	37.47	31.6%		IVe	28	25
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	26.16	22.0%		IIIe	83	64
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	24.40	20.5%		IIE	64	52
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	11.05	9.3%		IIE	91	87
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded	8.38	7.0%		IIIe	57	54
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	5.28	4.4%		IIIe	57	54
370	Sharpsburg silty clay loam, 0 to 2 percent slopes	2.67	2.2%		I	96	92
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.63	2.2%		IIW	67	70
222D2	Clarinda silty clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.90	0.8%		IVe	17	10
Weighted Average						58.1	48.9

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LINES ARE APPROXIMATE

TRACT 6

44.02 ACRES

AGRICULTURAL INFORMATION

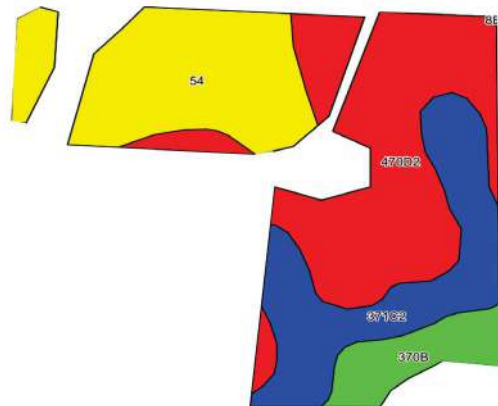
- 44.02 +/- Acres
- 20.56 +/- Cropland Acres
- 57.1 CSR2
- Cattle Farm With Water Source

LOCATION

Jasper TWP
Section 21

PLC YIELD

Corn - 138
Soybeans - 40



Area Symbol: IA003, Soil Area Version: 35

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	7.68	39.9%		IVe	28	25
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.48	28.5%		IIw	67	70
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	4.49	23.3%		IIIe	83	64
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	1.59	8.3%		Ile	91	87
Weighted Average						57.1	52

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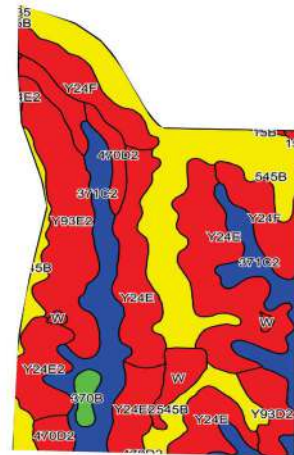


LINES ARE APPROXIMATE

TRACT 7

234 ACRES

<p>AGRICULTURAL INFORMATION</p> <ul style="list-style-type: none"> - 234 +/- Acres - NA +/- Cropland Acres - Expansive Grass Farm With Interior Fencing - Multiple Ponds 	<p>LOCATION</p> <p>Carl TWP Section 232 Prescott TWP, Section 5 (Southern Portion)</p> <p>PLC YIELD</p> <p>Corn - NA Soybeans - NA</p>
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Area Symbol: IA003, Soil Area Version: 35							
Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	53.57	23.4%	[Yellow]	Ile	64	52
Y24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	48.85	21.4%	[Red]	IVe	41	-
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	35.49	15.6%	[Blue]	IIIe	83	64
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	25.71	11.3%	[Red]	IVe	28	-
Y24F	Shelby loam, dissected till plain, 18 to 25 percent slopes	19.57	8.6%	[Red]	VIe	27	-
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	17.77	7.8%	[Red]	IVe	35	-
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	7.34	3.2%	[Red]	IVe	28	25
Weighted Average						48.9	*-

**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 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 BROKER
AUCTION CONTACT

MATT SKINNER
515-443-5004
LAND BROKER
AUCTION CONTACT

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