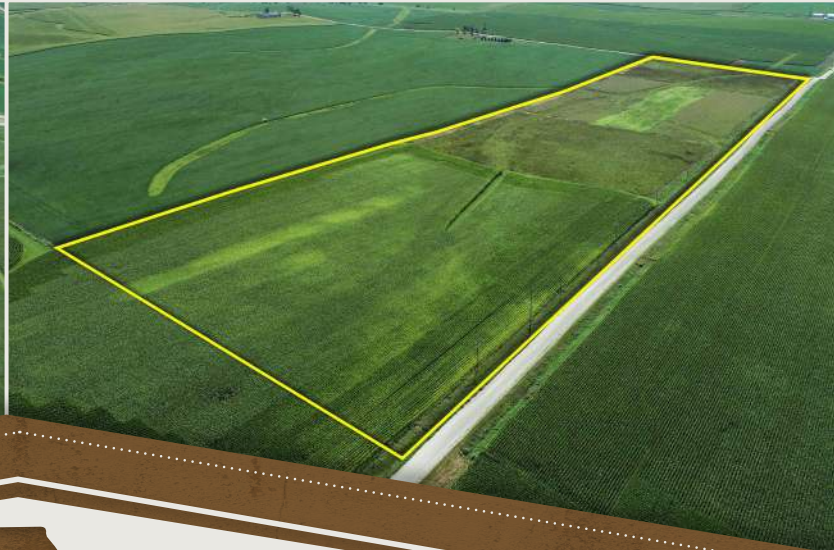


TUESDAY, OCTOBER 22ND, 2024 • 1:00PM  
TARA HILLS COUNTRY CLUB GOLF CLUB • VAN HORNE, IA

# LAND AUCTION

BENTON COUNTY, IA • 147.41 ± ACRES



IOWA'S PROFESSIONAL LAND AUCTION SERVICE ACROSS ALL OF IOWA  
[IowaLandCompany.com](http://IowaLandCompany.com) [info@iowalandcompany.com](mailto:info@iowalandcompany.com)

# LAND AUCTION

## BENTON COUNTY, IA • 147.41 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Rosemary Gessner Revocable Trust and John Gessner. This quality 2 tract farm is located just 4.4 miles southwest of Newhall, Iowa in Eldorado Township, Section 34. The farm will be offered for sale as two tracts; 147.41 +/- acres.

**Tract 1** - 109.41 +/- Taxable Acres, 108.90 +/- Cropland Acres.

**Tract 2** - 38 +/- Taxable Acres, 38.25 +/- 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 seller will retain the 2024 cash rent. The farm lease is open for the 2025 agriculture season.

### 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 via buyer's choice method.

### FARM LOCATION

Tract 1 - Eldorado Township, Section 34.

Tract 2 - Eldorado Township, Section 34.

### FARM LEASE

The cropland is leased for the 2024 season. Full possession is March 1st, 2025 per tenant's rights. Seller will be entitled to the full 2024 farm income. Open farm lease for 2025. The CRP contracts have been terminated by the seller's and are ready to plant for the 2025 farming season.

### FARM CLOSING

Tracts 1 & 2 will close on or before December 10th, 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

# 109.41 ACRES

## AGRICULTURAL INFORMATION

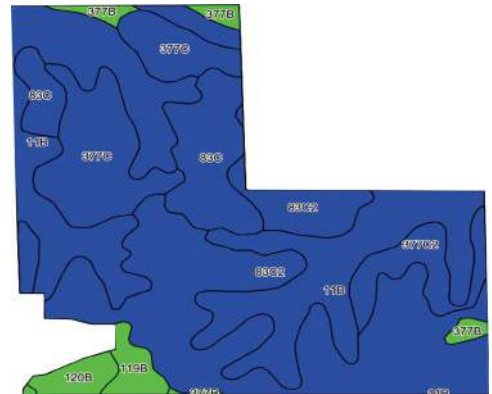
- 109.41 +/- Acres
- 108.90 +/- Cropland Acres
- 86.2 CSR2
- 37.50 +/- Acres Were In A CRP Contract. The Contract Has Been Terminated
- Great Laying Farm With Natural Drainage
- Field Entrances Access Off Hwy 30 From The North

## LOCATION

Eldorado TWP  
Section 34

## PLC YIELD

Corn - 167  
Soybeans - 53



## Area Symbol: IA011, Soil Area Version: 26

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	36.55	33.7%		IIIe	84	70
11B	Colo-Ely complex, 0 to 5 percent slopes	35.40	32.7%		IIw	86	68
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	14.17	13.1%		IIIe	90	75
83C	Kenyon loam, 5 to 9 percent slopes	10.58	9.8%		IIIe	85	72
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	5.17	4.8%		IIIe	85	73
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	2.22	2.1%		IIe	94	90
119B	Muscatine silty clay loam, 2 to 5 percent slopes	2.08	1.9%		IIe	95	95
120B	Tama silty clay loam, 2 to 5 percent slopes	2.03	1.9%		IIe	95	95
<b>Weighted Average</b>						<b>86.2</b>	<b>71.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method





\*LINES ARE APPROXIMATE\*

# TRACT 2

# 38 ACRES

## AGRICULTURAL INFORMATION

- 38 +/- Acres
- 38.25 +/- Cropland Acres
- 89.1 CSR2
- 26.96 +/- Acres Were In A CRP Contract. The Contract Has Been Terminated.
- Field Entrance Access Off 25th Avenue

## LOCATION

Eldorado TWP  
Section 34

## PLC YIELD

Corn - 168  
Soybeans - NA



## Area Symbol: IA011, Soil Area Version: 26

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
11B	Colo-Ely complex, 0 to 5 percent slopes	15.29	40.3%	Blue	IIw	86	68
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	13.88	36.5%	Green	IIe	94	90
83C	Kenyon loam, 5 to 9 percent slopes	7.11	18.7%	Blue	IIIe	85	72
119B	Muscatine silty clay loam, 2 to 5 percent slopes	0.90	2.4%	Green	IIe	95	95
120B	Tama silty clay loam, 2 to 5 percent slopes	0.61	1.6%	Green	IIe	95	95
83B	Kenyon loam, 2 to 5 percent slopes	0.20	0.5%	Blue	IIe	90	87
<b>Weighted Average</b>						<b>89.1</b>	<b>78</b>

\*\*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**

**INFO@IOWALANDCOMPANY.COM**



**NICK SKINNER**  
515-650-0974  
LAND AGENT  
AUCTION CONTACT

**CODY SKINNER**  
515-443-6343  
LAND BROKER  
AUCTION CONTACT

**LAND AUCTION • BENTON COUNTY, IA • 147.41 ± ACRES**

TUESDAY, OCTOBER 22ND, 2024 • 1:00PM  
TARA HILLS COUNTRY CLUB GOLF CLUB • VAN HORNE, IA



**VIEW AUCTION DETAILS AT  
IOWALANDCOMPANY.COM**