

ALL SEALED BIDS DUE BY  
THURSDAY, NOVEMBER 7TH, 2024 • 3:00PM

# SEALED BID LAND AUCTION

GRUNDY COUNTY, IA • 70 ± ACRES



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

# SEALED BID LAND AUCTION

## GRUNDY COUNTY, IA • 70 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Judith and Janet Freed. This quality farm is located just 4.5 miles south of Grundy Center, Iowa in Clay Township, Section 2. The farm will be offered for sale as one tract; 70 +/- acres. Full agricultural possession at closing. Open lease for 2025.

**All sealed bids shall be submitted to Land Broker Cody Skinner or Land Agent Nick Skinner by November 7th, 2024 at 3:00pm CST.**

### LAND BROKERS

**Cody Skinner** 515-443-6343

**Nick Skinner** 515-650-0974

### SALE METHOD

The farm will be sold as one tract via SEALED BID method of sale. All sealed bids are due to Iowa Land Company on Thursday, November 7th, 2024 by 3:00pm CST.

### SEND BIDS TO:

Iowa Land Company Attn: Cody Skinner  
717 G Avenue, Grundy Center, IA 50638.

### FARM LOCATION

Clay Township, Section 2  
4.5 Miles South of Grundy Center, Iowa

### FARM LEASE

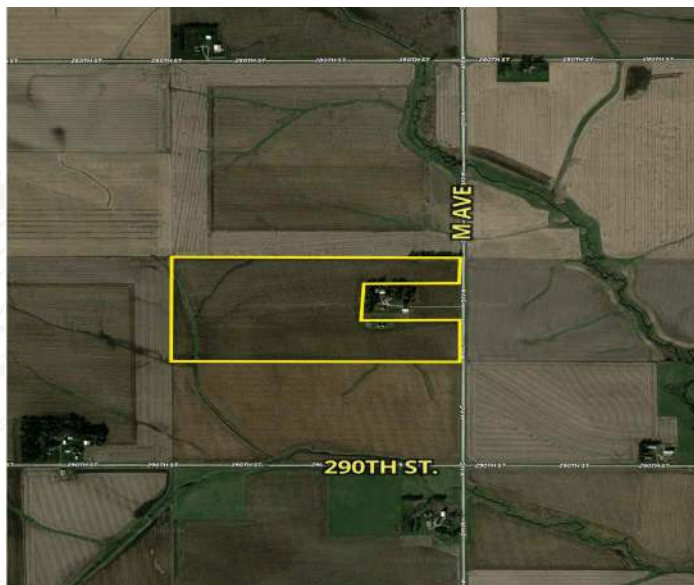
Open lease for 2025.

### FARM CLOSING

Closing will be on or before December 18th, 2024.

### FARM POSSESSION

Buyer will receive full agricultural possession at closing.



**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

# 70 +/- ACRES

## AGRICULTURAL INFORMATION

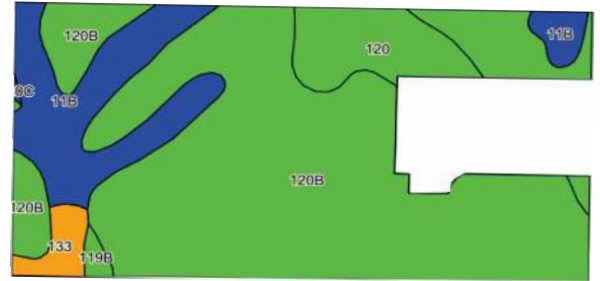
- 70 +/- Gross Acres
- 69.81 +/- FSA NHEL Cropland Acres
- 93.5 CSR2
- Located In A Strong Farming Area
- Located 6.1 Miles Northeast of Conrad, IA
- Located 4.5 Miles South of Grundy Center, IA

## LOCATION

Clay TWP  
Section 2

## PLC YIELD

Corn - 186  
Soybeans - 59



## Area Symbol: IA075, Soil Area Version: 29

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	50.21	71.8%		IIe	95	95
11B	Colo-Ely complex, 0 to 5 percent slopes	11.42	16.4%		IIw	86	-
120	Tama silty clay loam, 0 to 2 percent slopes	5.98	8.6%		I	100	100
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.66	2.4%		IIw	78	80
119B	Muscatine silty clay loam, 2 to 5 percent slopes	0.48	0.7%		IIe	95	95
120C	Tama silty clay loam, 5 to 9 percent slopes	0.06	0.1%		IIIe	90	80
<b>Weighted Average</b>						<b>93.5</b>	<b>*-</b>

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



# ABOUT US

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.

717 G AVENUE  
GRUNDY CENTER, IA 50638



**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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**VIEW AUCTION DETAILS AT  
IOWALANDCOMPANY.COM**