

ALL SEALED BIDS DUE BY  
FRIDAY, FEBRUARY 14TH, 2025 • 3:00PM

# SEALED BID LAND AUCTION

MONONA COUNTY, IA • 150.86 ± 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

## MONONA COUNTY, IA • 150.86 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Hawthorn Land Holdings LLC. This quality farm is located just 1 mile southwest of Sloan, Iowa in Lake Township, Section 6. The farm will be offered for sale as one tract; 150.86 +/- acres. Full agricultural possession at closing. Open cropland lease for 2025. **All sealed bids shall be submitted to Land Broker Matt Skinner or Land Broker Luke Skinner by February 14th, 2025 at 3:00pm CST.**

### LAND BROKERS

**Matt Skinner** 515-443-5004

**Luke Skinner** 515-468-3610

### 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 Friday, February 14th, 2025 by 3:00pm CST.

### SEND BIDS TO:

Iowa Land Company Attn: Matt Skinner  
2540 106th St. Suite 201 Urbandale, IA 50322

### FARM LOCATION

Lake Township, Section 6  
1 Mile Southwest of Sloan, Iowa

### FARM LEASE

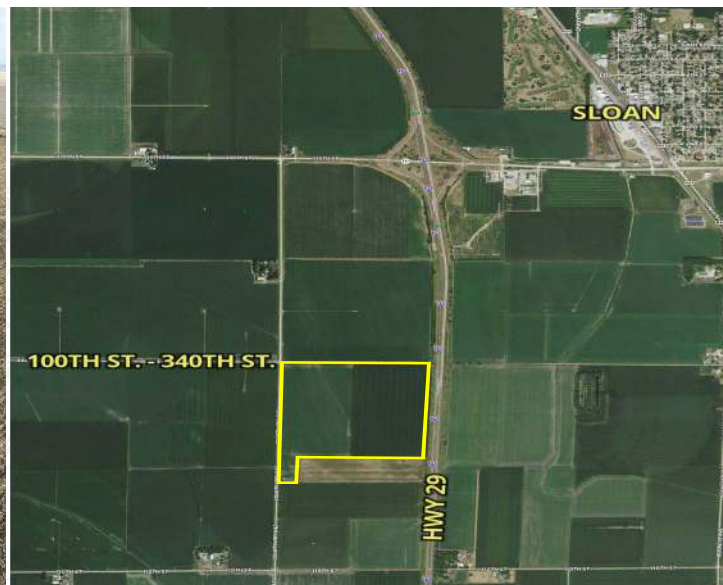
Open Farm Lease For 2025.

### FARM CLOSING

Closing will be on or before April 1st, 2025.

### FARM POSSESSION

Buyer will receive full 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

# 150.86 +/- ACRES

## AGRICULTURAL INFORMATION

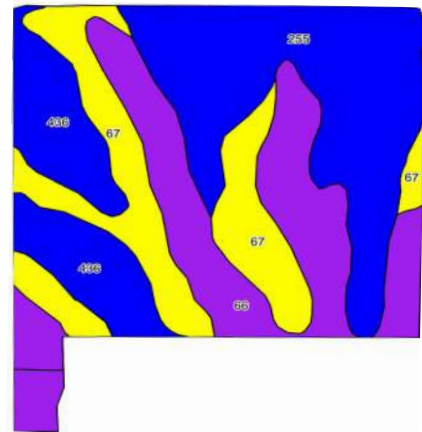
- 150.86 +/- Gross Acres
- 149.86 +/- FSA Cropland Acres
- 73.9 CSR2
- Strong Farming Area
- Pavement Access On West Side
- Located 1 Mile Southwest of Sloan, IA

## LOCATION

Lake TWP  
Section 6

## PLC YIELD

Corn - 163  
Soybeans - 45



### Area Symbol: IA133, Soil Area Version: 36

| Code                    | Soil Description  | Acres | Percent of Field | CSR2 Legend | Non-Irr Class *c | CSR2**      | CSR         |
|-------------------------|---|-------|------------------|-------------|------------------|-------------|-------------|
| 255                     | Cooper silty clay loam, 0 to 2 percent slopes, rarely flooded   | 47.55 | 31.7%            | [Blue]      | IIw              | 85          | 70          |
| 66                      | Luton silty clay, 0 to 2 percent slopes, rarely flooded         | 43.29 | 28.9%            | [Purple]    | IIIw             | 57          | 40          |
| 67                      | Woodbury silty clay, 0 to 2 percent slopes, rarely flooded      | 34.56 | 23.1%            | [Yellow]    | IIIw             | 70          | 55          |
| 436                     | Lakeport silty clay loam, 0 to 2 percent slopes, rarely flooded | 24.46 | 16.3%            | [Blue]      | I                | 88          | 80          |
| <b>Weighted Average</b> |   |       |                  |             |                  | <b>73.9</b> | <b>59.5</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.

2540 106TH ST. SUITE 201  
URBANDALE, IA 50322



- FARMLAND LISTINGS
- FARMLAND AUCTIONS
- FAMILY OWNED COMPANY
- EXPERIENCED SALES TEAM
- SERVING ALL 99 COUNTIES
- NATIONAL MARKETING
- FARM APPRAISALS



**BRANDED IN LAND**

**INFO@IOWALANDCOMPANY.COM**



**MATT SKINNER**  
515-443-5004  
LAND BROKER  
AUCTION CONTACT



**LUKE SKINNER**  
515-468-3610  
LAND BROKER  
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**VIEW AUCTION DETAILS AT  
IOWALANDCOMPANY.COM**