

MONDAY, APRIL 17TH, 2023 • 1:00PM
DAKINS COMMUNITY CENTER • ZEARING, IA

LAND AUCTION

MARSHALL COUNTY, IA • 142 ± ACRES



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

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Iowa Land Company is honored to represent and offer this quality farmland for sale owned by Steven J Lane. The entire farm offers 136.56 FSA cropland acres and is open possession for the 2023 growing season. The buyer will have access to farming practices once the buyer's earnest money has been deposited. Full possession will be at closing. Primary soil types are Lawler loam 0-2% slope 73 CSR2 and Coland clay loam 0-2% slope 80 CSR2. Marshall County farmland doesn't come available often. Here is your chance to acquire a productive row crop farm!

LAND BROKERS

Nick Skinner 515-650-0974

Cody Skinner 515-443-6343

SALE METHOD

Farm will be offered as one tract on a price per acre basis.

FARM LOCATION

Liberty Township, Sections 5 & 8.
6 Miles Northeast of Zearing, Iowa

FARM LEASE

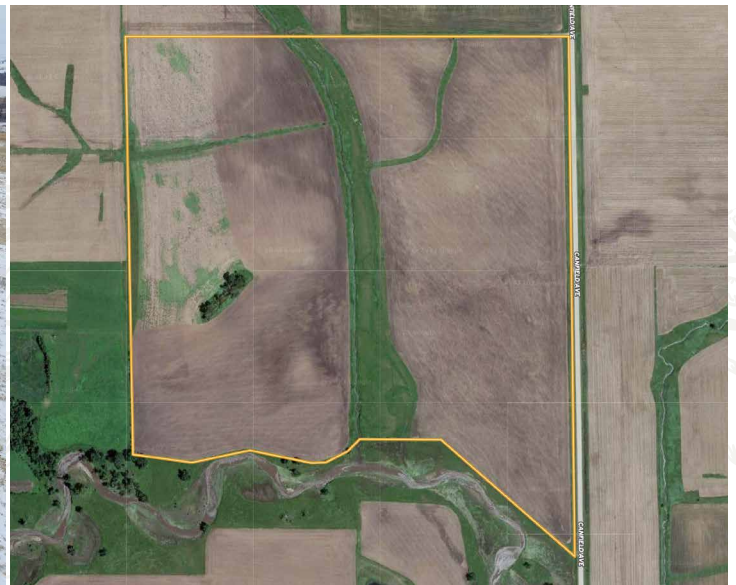
The farm has an open 2023 farm lease.

FARM CLOSING

Closing will be on or before June 1st, 2023.

FARM POSSESSION

The buyer will have access to farming practices once the buyer(s) earnest money has been deposited. Full farm possession will be on the day of 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.



FARM INFO

142 ACRES

AGRICULTURAL INFORMATION

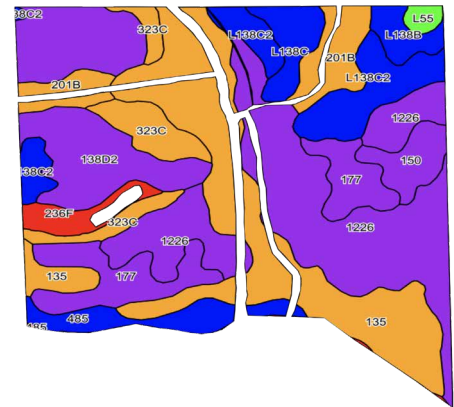
- 142 +/- Acres
- 136.56 +/- Cropland Acres
- 67.7 CSR2
- Waterways in Place
- Blacktop Access
- Open 2023 Farm Lease
- 6 Miles Northeast of Zearing

LOCATION

Liberty Township
Sections 5 & 8

PLC YIELD

Corn - 159
Soybeans - 46



Area Symbol: IA127, Soil Area Version: 27

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	33.38	24.5%		IIs	59	73
135	Coland clay loam, 0 to 2 percent slopes	28.35	20.8%		IIw	76	80
138D2	Clarion loam, 9 to 14 percent slopes	18.97	13.9%		IIIe	56	58
177	Saude loam, 0 to 2 percent slopes	11.35	8.3%		IIs	60	65
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes	11.07	8.1%		IIIe	83	-
323C	Terril loam, sandy substratum, 5 to 9 percent slopes	7.17	5.3%		IIIe	75	75
201B	ColandTerril complex, 2 to 5 percent slopes	6.95	5.1%		IIw	75	67
485	Spillville loam, 0 to 2 percent slopes	4.93	3.6%		IIw	88	92
150	Hanska loam, 0 to 2 percent slopes	3.83	2.8%		IIw	55	72
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	3.78	2.8%		IIIe	84	-
Weighted Average						67.7	-



ABOUT US

2540 106TH STREET SUITE 201
URBANDALE, IA 50322



Over the past 6 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

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AUCTION CONTACT



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