

THURSDAY, JULY 20TH, 2023 • 1:00PM  
JEFFERSON COUNTY FAIRGROUNDS • FAIRFIELD, IA

# LAND AUCTION

JEFFERSON COUNTY, IA • 129.40 ± 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

**JEFFERSON COUNTY, IA • 129.40 ± ACRES**

Iowa Land Company is honored to represent and offer this quality farmland for sale owned by Donald "Pete" & Ferne Wickliff Revocable Trust. The farms will be offered for sale as two tracts. Tract 1 offers 68.30 +/- cropland acres carrying a 75.6 CSR2 value. Buyer to receive a prorated cash rent amount of the farm income for 2023 farm season. Tract 2 offers 40.12 +/- cropland acres carrying a 62.8 CSR2 value. The farm sits at the edge of town on hard surface road with great access that has unlimited possibilities such as a housing development. Buyer to receive a prorated cash rent amount of the farm income for 2023 farm season.

## LAND AGENTS

**Jim Davis** 641-777-5484

**Nick Skinner** 515-650-0974

### SALE METHOD

Farm will be offered as two tracts on a price per acre basis.

### FARM LOCATION

Tract 1 - Buchanan Township, Section 27.

Tract 2 - Center Township, Section 34.

### FARM LEASE

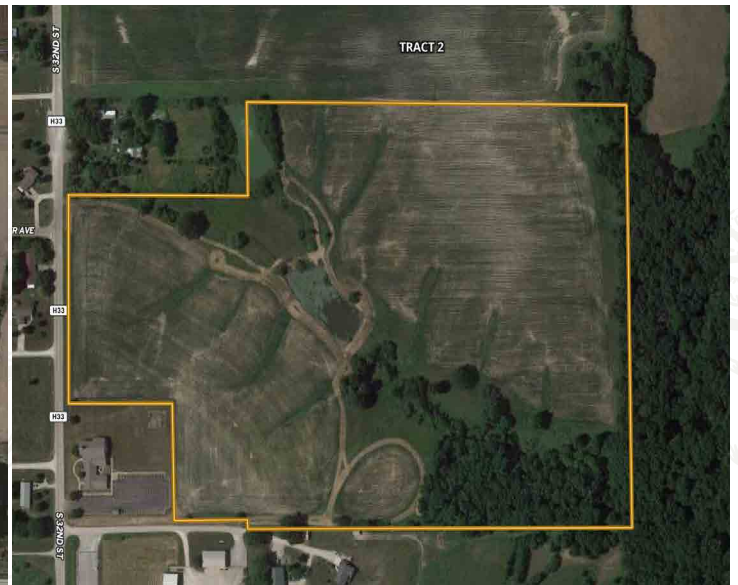
Farm is leased for the 2023 farming season. Open farm lease for 2024 agriculture season. Buyer to received pro-rated 2023 cash rent.

### FARM CLOSING

Closing will be on or before August 31st, 2023.

### FARM POSSESSION

The buyer will receive real estate possession at closing. Full possession will be on March 1st, 2024.



**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.



# TRACT 1 INFO

# 78.83 ACRES

## AGRICULTURAL INFORMATION

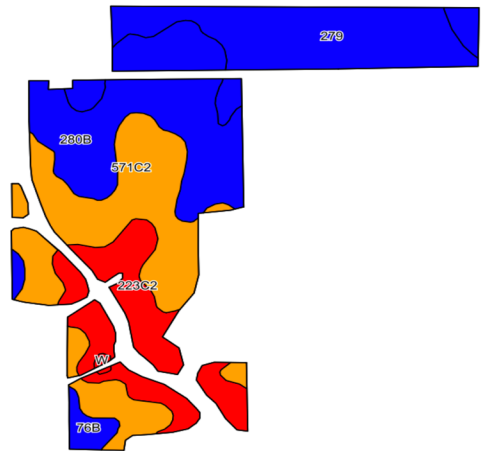
- 78.83 +/- Acres
- 66.5 +/- Cropland Acres
- 75.6 CSR2
- Waterways in Place
- 40'x60' Metal Building
- Pro-rated 2023 Cash Rent
- 2 Miles East of Fairfield

## LOCATION

Buchanan TWP  
Section 27

## PLC YIELD

Corn - 108  
Soybeans - 37

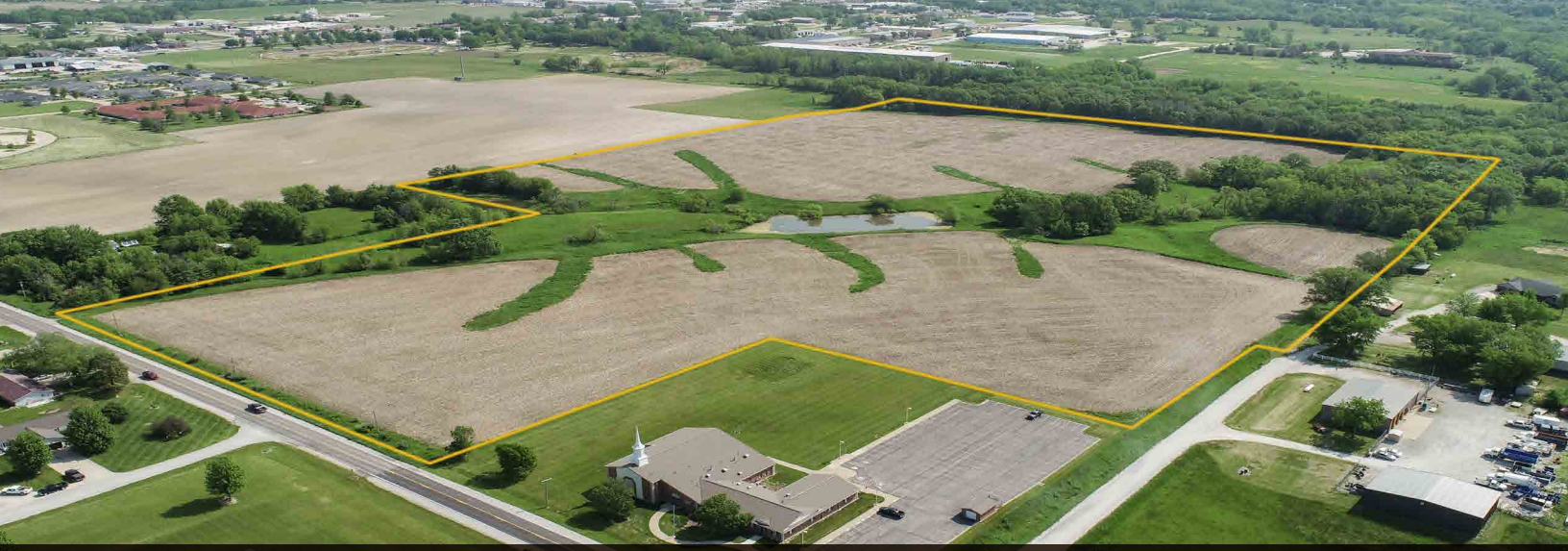


## Area Symbol: IA101, Soil Area Version: 30

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
571C2	Hedrick silty clay loam, 5 to 9 percent slopes	19.23	28.8%		IIIe	74	62
280B	Mahaska silty clay loam, 2 to 5 percent slopes	18.97	28.4%		Ile	89	90
279	Taintor silty clay loam, 0 to 2 percent slopes	15.84	23.7%		IIw	83	88
223C2	Rinda silty clay loam, 5 to 9 percent slopes	11.26	16.8%		IVw	45	22
76B	Ladoga silt loam, 2 to 5 percent slopes	1.41	2.1%		Ile	86	85
<b>Weighted Average</b>						<b>75.6</b>	<b>69.7</b>







# TRACT 2 INFO

# 50.57 ACRES

## AGRICULTURAL INFORMATION

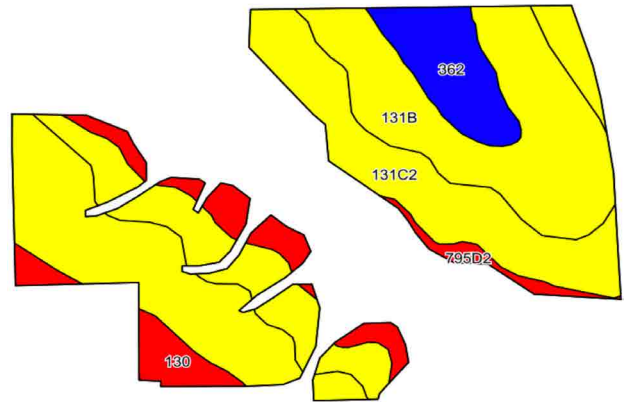
- 50.57 +/- Acres
- 40.12 +/- Cropland Acres
- 62.8 CSR2
- Established Waterways
- Development Potential
- Hard Surface Road Access
- Borders Fairfield City Limits

## LOCATION

Center Township  
Section 34

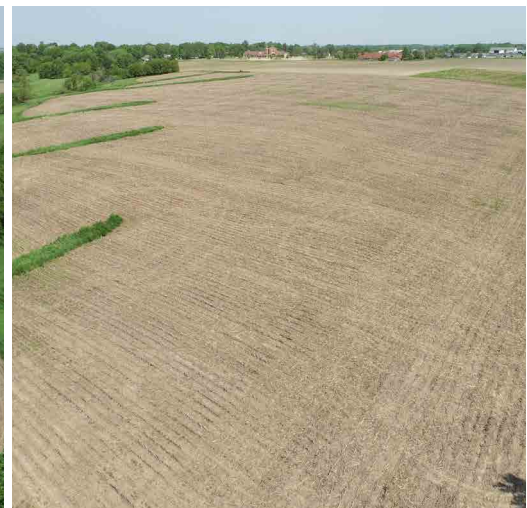
## PLC YIELD

Corn - 108  
Soybeans - N/A



## Area Symbol: IA101, Soil Area Version: 30

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
131B	Pershing silt loam, 2 to 5 percent slopes	14.91	46.7%		IIIe	70	67
131C2	Pershing silty clay loam, 5 to 9 percent slopes	10.70	33.5%		IIIe	62	45
362	Haig silt loam, 0 to 2 percent slopes	2.73	8.5%		IIw	83	70
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes	2.28	7.1%		IVe	5	8
130	Belinda silt loam, 0 to 2 percent slopes	1.34	4.2%		IIIw	47	63
<b>Weighted Average</b>						<b>62.8</b>	<b>55.5</b>

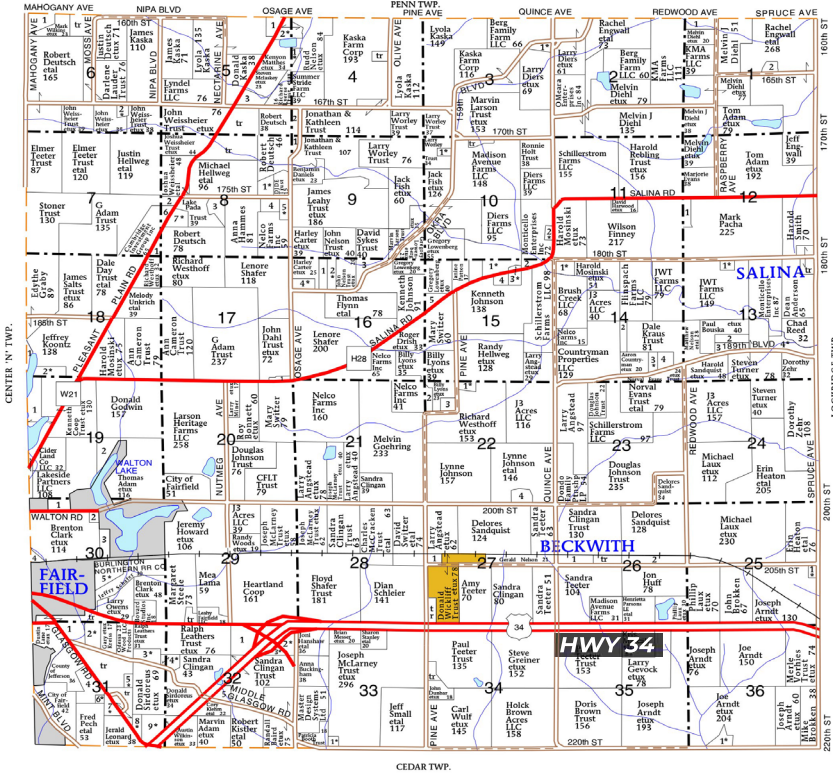




# PLAT LOCATION

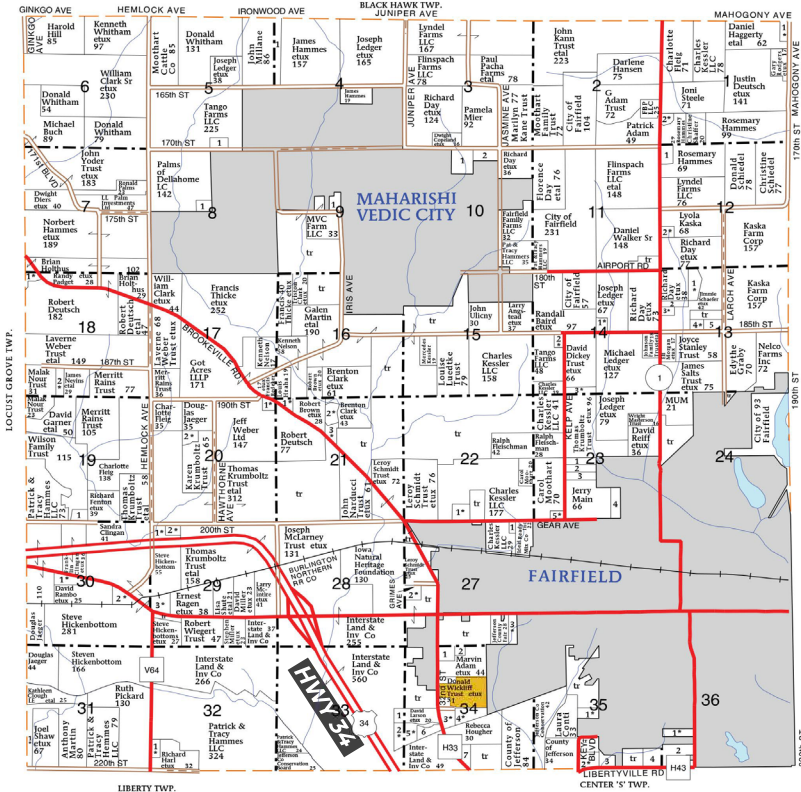
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T-72-N BUCHANAN PLAT R-9-W



**TRACT 1**  
**JEFFERSON COUNTY, IA**  
**BUCHANAN TOWNSHIP**  
**SECTION 27**

T-72-N CENTER 'N' PLAT R-10-W



**TRACT 2**  
**JEFFERSON COUNTY, IA**  
**CENTER TOWNSHIP**  
**SECTION 34**



# 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**

**INFO@IOWALANDCOMPANY.COM**



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LAND AGENT  
AUCTION CONTACT



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