

TUESDAY, AUGUST 1st, 2023 • 1:00PM  
HUXLEY SAFE ROOM • HUXLEY, IA

# LAND AUCTION

POLK COUNTY, IA • 80 ± 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

## POLK COUNTY, IA • 80 ± ACRES

Iowa Land Company is honored to represent and offer this quality farmland for sale owned by Arlene V. Mock Trust. The farm will be offered for sale as one tract on August 1st, 2023. The entire farm offers 77.69 FSA cropland acres. Primary soil types are Clarion loam 2-6% slope 88 CSR2 average and Canisteo clay loam 0-2% slope 87 CSR2 average. The average CSR2 across the entire cropland acres are 76.6 CSR2. The buyer will have partial possession at closing and full possession March 1, 2024. Here is your chance to acquire a productive row crop farm with building potential a half mile off Boone Street.

### 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

Madison Township, Section 13.  
5 Miles North of Polk City, Iowa

#### FARM LEASE

Currently leased for the 2023 farming season. Open farm lease for 2024 agriculture season.

#### FARM CLOSING

Closing will be on or before September 14th, 2023.

#### FARM POSSESSION

Buyer will receive real estate possession at closing. Full farm possession 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.





# FARM INFO

# 80 ACRES

## AGRICULTURAL INFORMATION

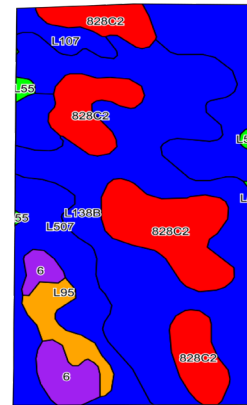
- 80 +/- Acres
- 77.69 +/- Cropland Acres
- 76.6 CSR2
- Remote Building Site
- Great Farmability
- Great Inside 80 Acre Tract
- 5 Miles North of Polk City

## LOCATION

Madison Township  
Section 13

## PLC YIELD

Corn - 150  
Soybeans - 49



### Area Symbol: IA153, Soil Area Version: 25

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	32.57	41.9%	Blue	Ile	88	-
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	18.41	23.7%	Blue	IIw	87	-
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	16.45	21.2%	Red	IIIe	43	35
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.54	4.6%	Blue	IIw	88	-
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.35	4.3%	Purple	IIIw	59	59
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	2.73	3.5%	Yellow	IIw	75	-
L55	Nicollet loam, 1 to 3 percent slopes	0.64	0.8%	Green	Ie	91	-
<b>Weighted Average</b>						<b>76.6</b>	<b>-</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method





# ABOUT US

2540 106TH STREET SUITE 201  
URBANDALE, IA 50322



Over the past 6 years, Iowa Land Company has assisted in selling 450 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**  
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