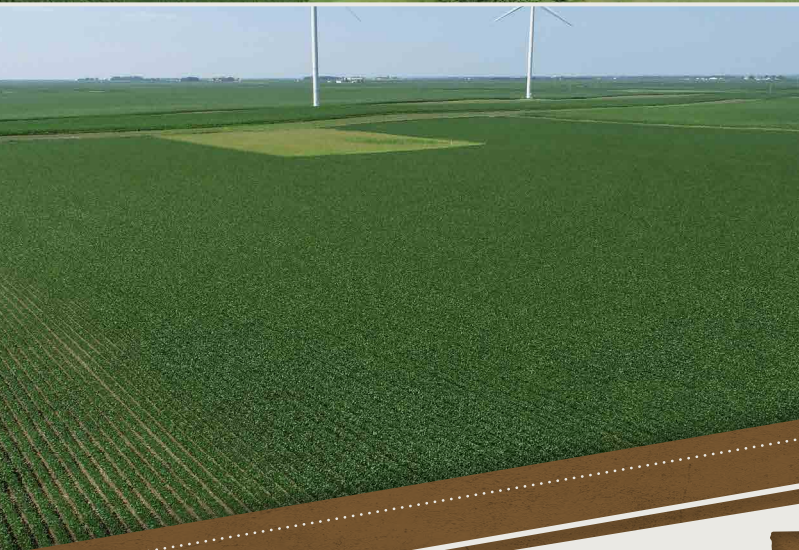


WEDNESDAY, AUGUST 30TH, 2023 • 1:00PM
ONLINE ONLY FARMLAND AUCTION

ONLINE LAND AUCTION

GREENE COUNTY, IA • 36 ± ACRES



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

LAND AUCTION

GREENE COUNTY, IA • 36 ± ACRES

Iowa Land Company is honored to present the Daniel Acton Estate farm sale in Southeastern Greene County, Iowa. The farm consists of 36 +/- acres, located between Grand Junction and Rippey, Iowa and is situated in Section 28 of Washington Township. The farm will be offered at a public auction on August 30th, 2023 at 1:00PM via online bidding online. The farm will be offered as a stand alone one tract option. The farm consists of 36 +/- acres, with 34.85 +/- acres considered cropland acres. The CSR2 weighted average is an outstanding 88.3, with Clarion loam, Canisteo loam, and Nicollet being the majority soil types on the farm. The farm is leased for the 2023 farm season, the rent will be prorated on the day of closing.

LAND BROKERS

Luke Skinner 515-468-3610

Matt Skinner 515-443-5004

SALE METHOD

Farm will be offered as one tract via online bidding only.

FARM LOCATION

Washington Township, Section 28

FARM LEASE

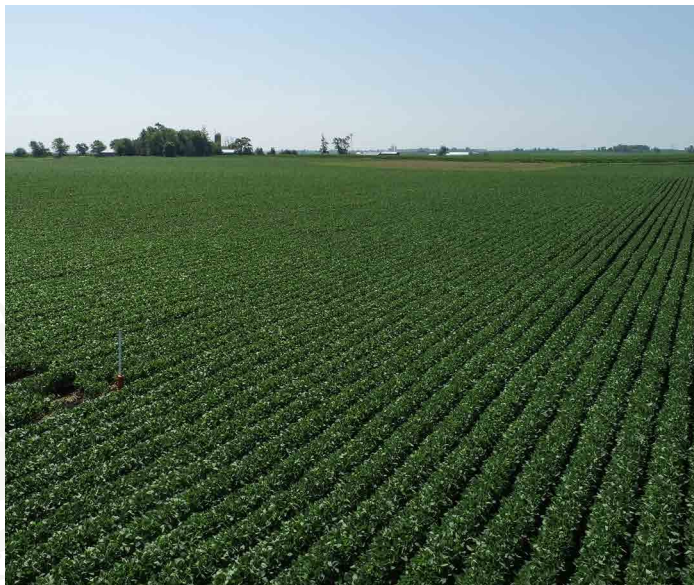
The farm is currently leased for 2023. Farm lease for 2024 will be open to the new buyer. Buyer to receive a prorated cash rent at closing.

FARM CLOSING

Closing will be on October 10th, 2023.

FARM POSSESSION

Buyer will receive real estate possession at closing. The new buyer will obtain full possession 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.



FARM INFO

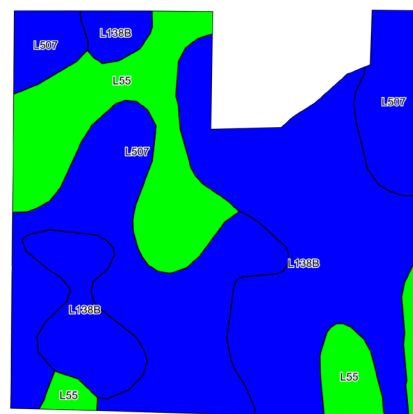
36 ACRES

AGRICULTURAL INFORMATION

- 36 +/- Acres
- 34.85 +/- Cropland Acres
- 88.3 CSR2
- Quick, Compact Farm
- Farm Subject to Survey
- Prorated Cash Rent Credit
- 4 Miles South of Grand Junction

LOCATION

Washington TWP
Section 28

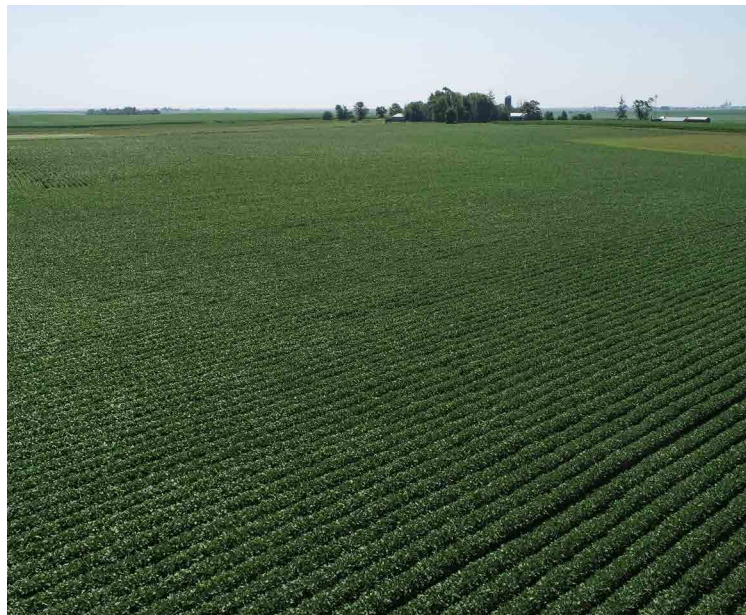


Area Symbol: IA073, Soil Area Version: 28

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	14.53	41.8%		Ile	88	-
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	12.47	35.8%		IIw	87	-
L55	Nicollet loam, 1 to 3 percent slopes	7.79	22.4%		Ie	91	-
Weighted Average						88.3	-

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



ABOUT US

805 N MAIN STREET
CARROLL, IA 51401



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.

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



BRANDED IN LAND

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