

FRIDAY, AUGUST 25TH, 2023 • 1:00PM
STANTON COMMUNITY ROOM • STANTON, IA

LAND AUCTION

MONTGOMERY COUNTY, IA • 118.50 ± 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 the Lewis Family Farm owned by Michael, John, and Sean Lewis located in East Central Montgomery County, Iowa. This row crop farm with added CRP income is located about 3 miles north of Stanton, Iowa in Frankfort Township, Section 23. The farm offers 105.73 FSA cropland acres that carry a CSR2 of 58.5 CSR2. 29.98 of the 105.73 FSA cropland acres are in CRP through 9/30/30 paying \$5,164.00 annually. The remaining balance (75.75 +/- acres) has been cash rented on an annual basis. This farm naturally drains well and has some tile and terraces built throughout where needed. The farm is leased for the 2023 growing season and full possession will be March 1st, 2024. There are three older grain bins and a large pole barn located on the property.

SALE METHOD

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

FARM LOCATION

Frankfort Township, Section 23.
3 Miles Northeast of Stanton, 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 October 4th, 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

118.50 ACRES

AGRICULTURAL INFORMATION

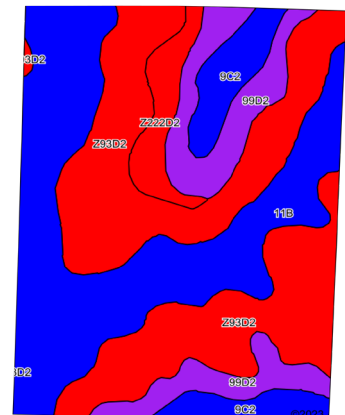
- 118.50 +/- Taxable Acres
- 105.73 +/- Cropland Acres
- 58.5 CSR2
- 29.98 +/- CRP Acres
- Tile & Terraces
- 3 Grain Bins & Pole Building
- 3 Miles Northeast of Stanton

LOCATION

Frankfort TWP
Section 23

PLC YIELD

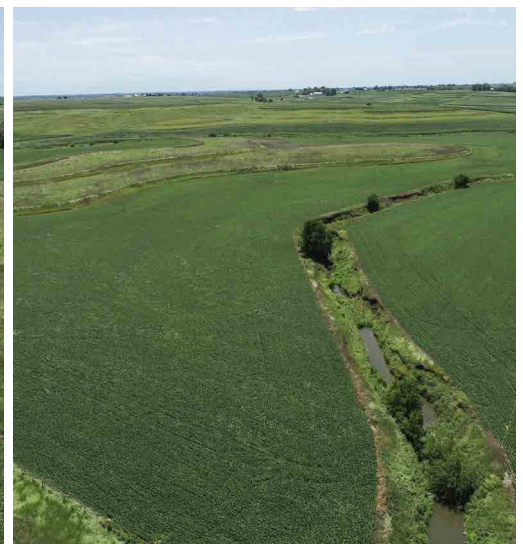
Corn - 130
Soybeans - 39



Area Symbol: IA137, Soil Area Version: 30

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
Z93D2	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes	47.02	39.8%		IIIe	38	-
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	41.35	35.0%		IIw	81	68
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	15.11	12.8%		IIIe	59	55
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	9.28	7.9%		IIIe	87	68
Z222D2	Clarinda silty clay loam, deep loess, 9 to 14 percent slopes	5.44	4.6%		IVe	15	-
Weighted Average						58.5	-

**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

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