

THURSDAY, AUGUST 17TH, 2023 • 1:00PM
ASHTON COMMUNITY BUILDING • ASHTON, IA

LAND AUCTION

OSCEOLA COUNTY, IA • 80.80 ± ACRES



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

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Iowa Land Company is pleased to present the Chris and Dawn Voge farmland sale in Southwest Osceola County, Iowa. The farm consists of 80.80 +/- acres, located just 1 mile north of Ashton, Iowa situated in Section 2 of Gilman Township. The farm will be offered as a stand alone one tract option. The farm consists of 80.80 +/- acres, with 77 +/- acres considered cropland acres. The CSR2 weighted average is 91.9, with Wilmonton silty clay loam and Galva silty clay loam being the majority soil types on the farm. The farm has had an excellent track record and has been well cared for through the years. The farm is leased for the 2023 farm season, the buyer will receive a \$100 per tillable acres rent credit at closing.

LAND AGENTS

Luke Skinner 515-468-3610

Matt Skinner 515-443-5004

SALE METHOD

Farm will be offered as one tract.

FARM LOCATION

Gilman Township, Section 2

FARM LEASE

The farm is currently leased for 2023. Farm lease for 2024 will be open to the new buyer. Buyer to receive \$100 per tillable acre cash rent credit at closing.

FARM CLOSING

Closing will be on September 26th, 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

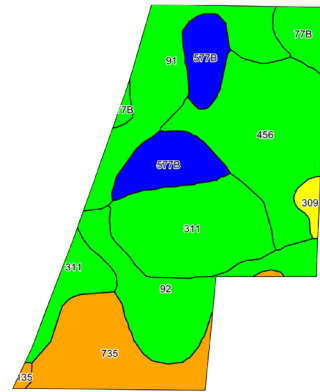
80.80 ACRES

AGRICULTURAL INFORMATION

- 80.80 +/- Acres
- 77 +/- Cropland Acres
- 91.9 CSR2
- HWY 60 Road Frontage
- Gently Rolling Farmland
- \$100 Per Tillable Acre Rent Credit
- 1 Mile North of Ashton

LOCATION

Gilman TWP
Section 2



Area Symbol: IA143, Soil Area Version: 33

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
456	Wilmington silty clay loam, 0 to 3 percent slopes	16.81	20.9%		Iw	91	78
311	Galva silty clay loam, stratified substratum, 0 to 2 percent slopes	16.77	20.8%		I	100	86
91	Primghar silty clay loam, 0 to 2 percent slopes	11.68	14.5%		Iw	100	86
92	Marcus silty clay loam, 0 to 2 percent slopes	11.15	13.8%		IIw	94	80
735	Havelock loam, 0 to 2 percent slopes, occasionally flooded	11.04	13.7%		IIw	74	57
577B	Everly clay loam, 2 to 5 percent slopes	8.47	10.5%		IIe	90	72
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	3.30	4.1%		IIe	95	77
309	Allendorf silty clay loam, 0 to 2 percent slopes	1.01	1.3%		IIs	63	46
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.33	0.4%		IIw	76	58
Weighted Average						91.9	77.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



ABOUT US

320 A STREET
FORT DODGE, IA 50501



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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