

TUESDAY, AUGUST 22ND, 2023 • 1:00PM
LAURENS GOLF AND COUNTRY CLUB • LAURENS, IOWA

LAND AUCTION

POCAHONTAS COUNTY, IA • 215.63 ± 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 the Gene and Myrtis Allen Revocable Trust farmland auction in Western Pocahontas County, Iowa. The farms consists of 75.63 +/- acres and a nice outside short quarter totaling 140 +/- acres. These tracts are located just 3 miles southeast of Albert City, Iowa and are situated in Section 29 and 31 of Marshall Township. Tract 1 consists of 140 +/- acres, with 129.91 +/- acres considered cropland acres. The CSR2 weighted average is 85.1. Tract 2 consists of 75.63 +/- acres, with 74.5 +/- acres considered cropland. The CSR2 weighted average is 84.5. The farm is leased for the 2023 growing season. It will be an open lease for the 2024 operating year.

LAND BROKERS

Luke Skinner 515-468-3610

Matt Skinner 515-443-5004

SALE METHOD

Farm will sell as two tracts via the buyer's choice method of sale.

FARM LOCATION

Tract 1 - Marshall Township, Section 29
Tract 2 - Marshall Township, Section 31

FARM LEASE

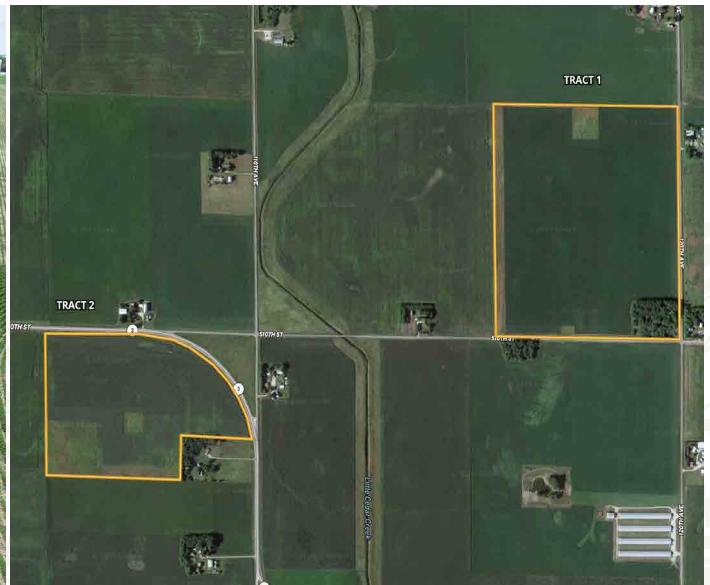
The farms are currently leased for 2023. The farms have an open lease for 2024.

FARM CLOSING

Closing will be on November 2nd, 2023

FARM POSSESSION

Buyer will receive real estate possession at closing. Cropland 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

140 ACRES

AGRICULTURAL INFORMATION

- 140 +/- Acres
- 129.91 +/- Cropland Acres
- 85.1 CSR2
- 12.05 +/- CRP Acres
- Gently Rolling Farmland

LOCATION

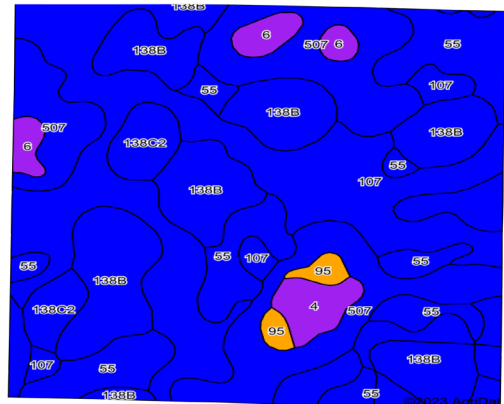
Marshall TWP
Section 29

PLC YIELD

Corn - 158
Soybeans - 46

BASE ACRES

Corn - 66.2
Soybeans - 51.66



Area Symbol: IA151, Soil Area Version: 29

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	41.48	30.8%		IIw	86	81
138B	Clarion loam, 2 to 6 percent slopes	29.90	22.2%		IIe	89	78
507	Canisteo clay loam, 0 to 2 percent slopes	27.36	20.3%		IIw	84	76
55	Nicollet clay loam, 1 to 3 percent slopes	23.28	17.3%		Iw	89	86
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.13	3.8%		IIIe	83	62
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.34	2.5%		IIIw	59	55
4	Knoke silty clay loam, 0 to 1 percent slopes	2.70	2.0%		IIIw	56	51
95	Harps clay loam, 0 to 2 percent slopes	1.51	1.1%		Iw	72	60
Weighted Average						85.2	78

**IA has updated the CSR values for each county to CSR2
*c: Using Capabilities Class Dominant Condition Aggregation Method





TRACT 2

75.63 ACRES

AGRICULTURAL INFORMATION

- 75.63 +/- Acres
- 74.5 +/- Cropland Acres
- 84.5 CSR2
- 13.49 +/- CRP Acres
- Highway 3 Road Frontage

PLC YIELD

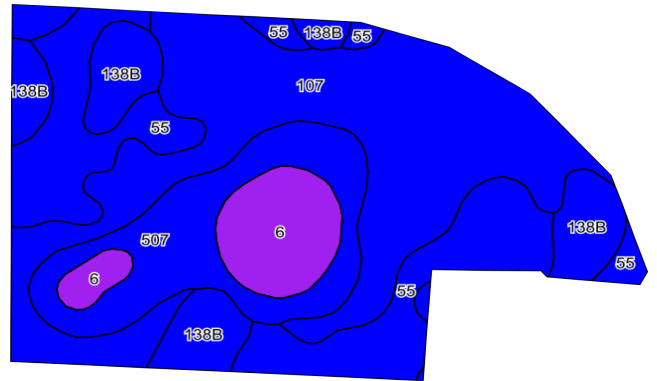
- Corn - 158
- Soybeans - 46

LOCATION

Marshall TWP
Section 30

BASE ACRES

- Corn - 39.9
- Soybeans - 25.36



Area Symbol: IA151, Soil Area Version: 29

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	30.23	40.9%		IIw	86	81
55	Nicollet clay loam, 1 to 3 percent slopes	16.62	22.5%		Iw	89	86
507	Canisteo clay loam, 0 to 2 percent slopes	11.28	15.2%		IIw	84	76
138B	Clarion loam, 2 to 6 percent slopes	9.53	12.9%		Ile	89	78
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.31	8.5%		IIIw	59	55
Weighted Average						84.5	78.8

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

*-CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values

*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



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