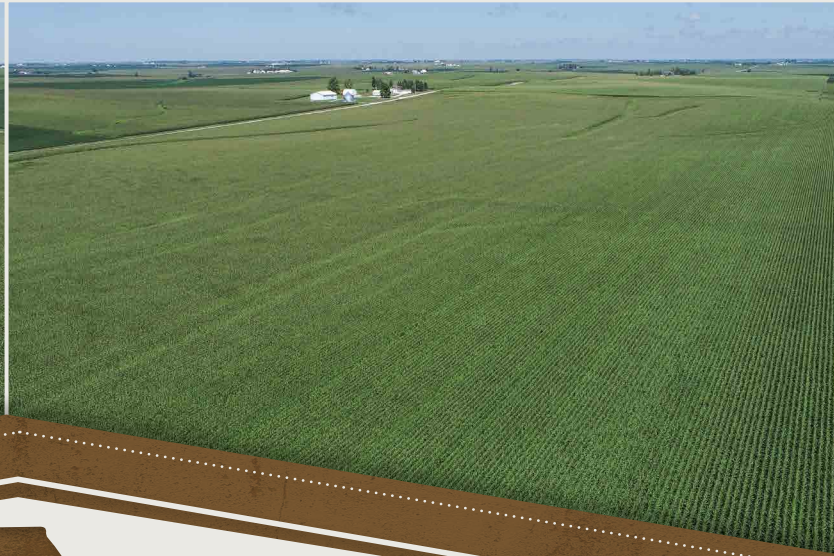
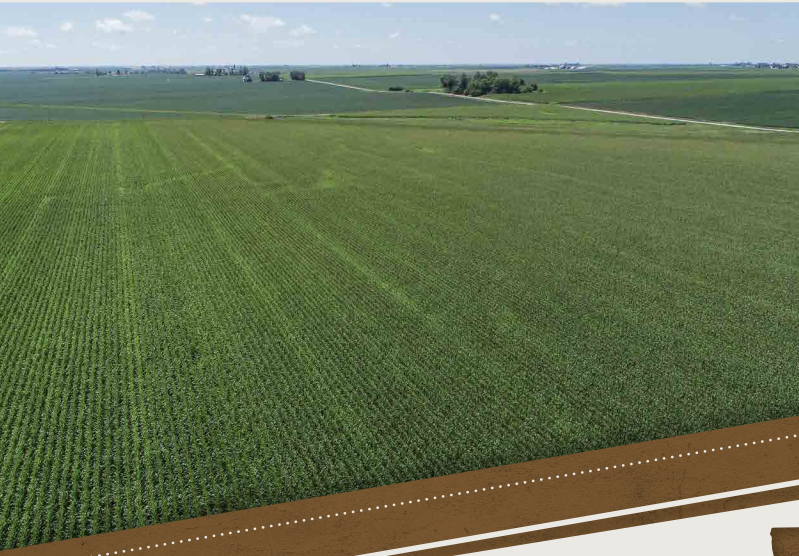


TUESDAY, OCTOBER 3RD, 2023 • 1:00PM
TARA HILLS COUNTRY CLUB • VAN HORNE, IA

LAND AUCTION

BENTON COUNTY, IA • 77 ± ACRES



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

LAND AUCTION

BENTON COUNTY, IA • 77 ± ACRES

Iowa Land Company is honored to represent and offer this quality farmland for sale owned by Doris M. Werning Revocable Trust. The entire farm offers 71.85 FSA cropland acres and is leased for the 2023 growing season. The buyer will have partial possession at closing and full possession March 1, 2024. The CSR2 weighted average for the cropland acres is 86.4. Primary soil types are Colo-Ely complex 0-5% slope 86 CSR2 average and Dinsdale clay loam 2-5% slope 94 CSR2 average. The farm lies in a great agricultural area, only 3 miles northwest of Newhall, Iowa and 6 miles east of Van Horne, Iowa.

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

Eldorado Township, Section 2.
3 Miles Northwest of Newhall, Iowa

FARM LEASE

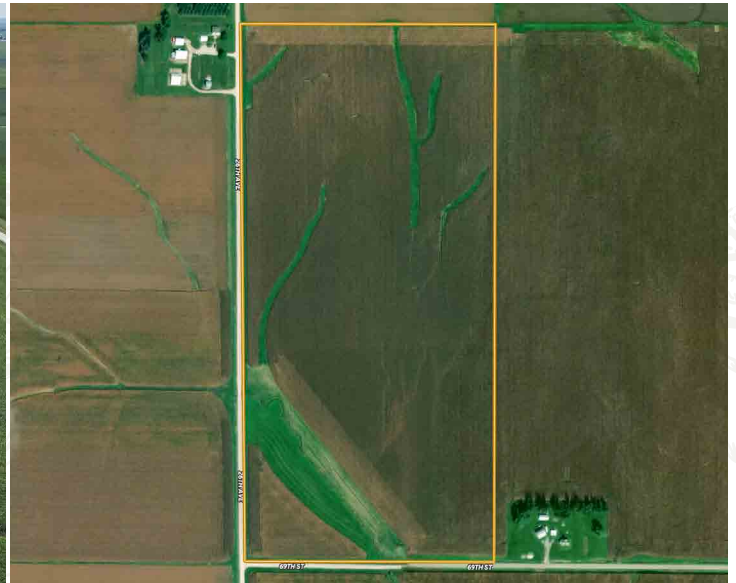
Currently leased for the 2023 farming season. Open farm lease for 2024 agriculture season.

FARM CLOSING

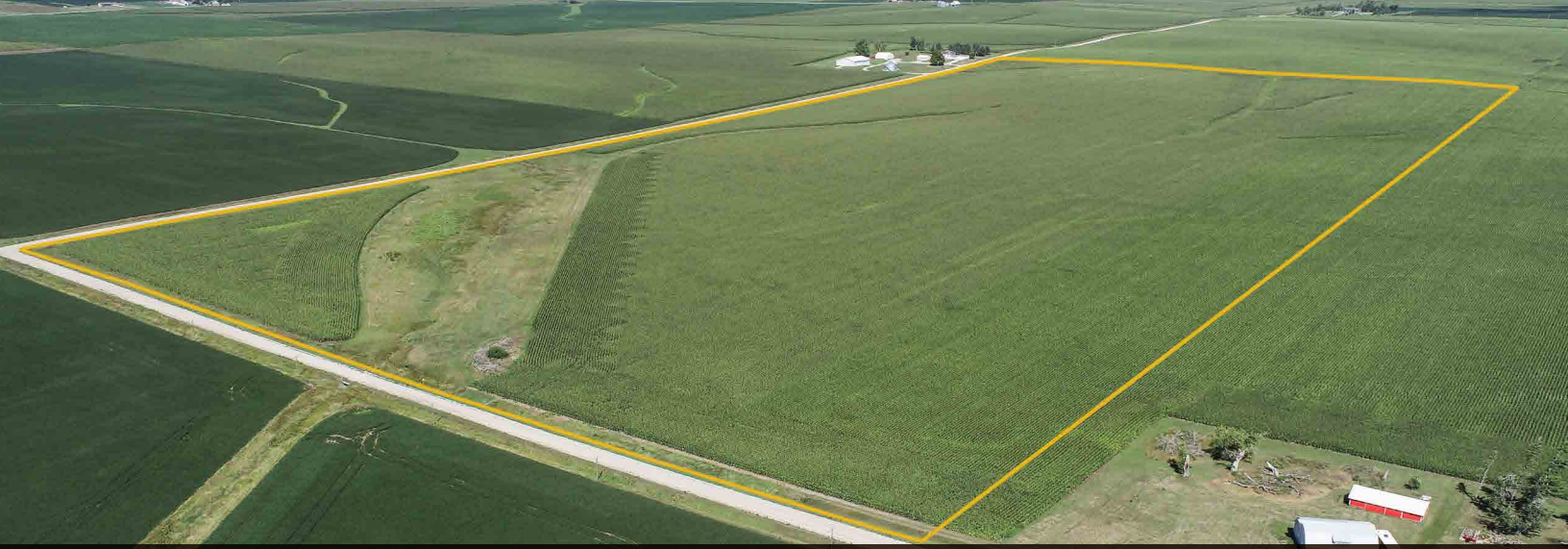
Closing will be on or before November 16th, 2023.

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

77 ACRES

AGRICULTURAL INFORMATION

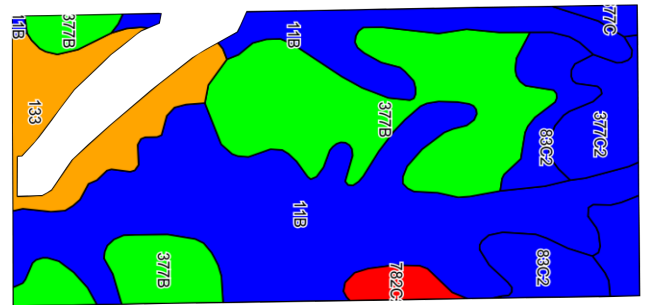
- 77 +/- Taxable Acres
- 71.85 +/- Cropland Acres
- 86.4 CSR2
- Waterways in Place
- Great Farmability
- Open 2024 Farm Lease
- 3 Miles Northwest of Newhall

LOCATION

Eldorado TWP
Section 2

PLC YIELD

Corn - 164
Soybeans - 54



Area Symbol: IA011, Soil Area Version: 25

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
11B	Colo-Ely complex, 0 to 5 percent slopes	32.54	45.3%		IIw	86	68
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	20.33	28.3%		IIe	94	90
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.46	9.0%		IIw	78	80
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	5.48	7.6%		IIIe	84	70
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	5.12	7.1%		IIIe	85	73
782C2	Donnan silt loam, 5 to 9 percent slopes, moderately eroded	1.32	1.8%		IIIe	36	30
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	0.60	0.8%		IIIe	90	75
Weighted Average						86.4	75.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



ABOUT US

1705 WEST D STREET SUITE 3
VINTON, IA 52349



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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LAND BROKER
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