

TUESDAY, SEPTEMBER 26TH, 2023 • 1:00PM
COLUMBUS CLUB HALL • STORM LAKE, IA

LAND AUCTION

BUENA VISTA COUNTY, IA • 119 ± 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 represent the Dawn Logelin & Patrick Blomgren farmland auction in Buena Vista County, Iowa. The farm consists of 119 +/- net acres, located 4 miles southwest of Albert City, Iowa. The farm will be offered in one tract. The farm has 115.80 +/- acres considered FSA cropland acres. The farm carries an 84.9 CSR2 value throughout the cropland acres with good productive soils for the area. The farm will be sold with an open lease for the 2024 growing season. The home in the Northeast portion of the farm is to be sold with the farm. A small spring fed pond is located on the farm. This is a great opportunity for local farmers to expand their current farming operation and to give investors the ability to purchase quality farmland acres.

LAND AGENTS

Matt Skinner 515-443-5004

Luke Skinner 515-468-3610

SALE METHOD

Farm will be offered as one tract.

FARM LOCATION

Lincoln Township, Section 25

FARM LEASE

The farm is currently leased for 2023. Farm lease for 2024 will be open to the new buyer.

FARM CLOSING

Closing will be on November 9th, 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

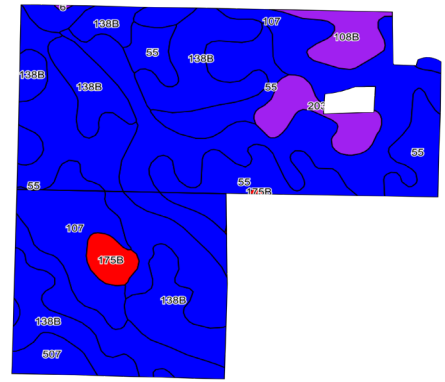
119 ACRES

AGRICULTURAL INFORMATION

- 119 +/- Acres
- 115.80 +/- Cropland Acres
- 84.9 CSR2
- Open 2024 Farm Lease
- Nearly Level Farmland
- Competitive Cash Rent Area
- 4 Miles Southwest of Albert City

LOCATION

Lincoln TWP
Section 25



Area Symbol: IA021, Soil Area Version: 28

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	40.89	35.3%		Iw	89	84
107	Webster clay loam, 0 to 2 percent slopes	35.34	30.5%		IIw	86	79
138B	Clarion loam, 2 to 6 percent slopes	25.74	22.2%		Ile	89	76
203	Cylinder loam, 0 to 2 percent slopes	4.16	3.6%		IIs	58	73
507	Canisteo clay loam, 0 to 2 percent slopes	3.93	3.4%		IIw	84	74
108B	Wadena loam, 2 to 6 percent slopes	3.62	3.1%		Ile	52	48
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.06	1.8%		IIIe	49	37
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.06	.1%		IIIw	59	54
Weighted Average						84.9	78

**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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