

THURSDAY, OCTOBER 5TH, 2023 • 1:00PM  
AURELIA COMMUNITY CENTER • AURELIA, IOWA

# LAND AUCTION

CHEROKEE COUNTY, IA • 184.49 ± ACRES



IOWA'S PROFESSIONAL LAND AUCTION SERVICE ACROSS ALL OF IOWA  
[IowaLandCompany.com](http://IowaLandCompany.com) [info@iowalandcompany.com](mailto:info@iowalandcompany.com)

# LAND AUCTION

**CHEROKEE COUNTY, IA • 184.49 ± ACRES**

Iowa Land Company is honored to represent the Stephanie Wilson farmland auction Eastern Cherokee County, Iowa. The farms consist of 106.74 +/- acres and a nice short 80 totaling 77.75 +/- acres. These quality tracts are situated in Section 35 of Afton TWP and Section 2 of Pritcher Township. Tract 1 consists of 106.74 +/- acres, with 102.53 +/- acres considered cropland acres. The CSR2 weighted average is above county average rated 92.5, with Galva, Marcus, and Primghar silty clay loam, making up the majority of the farm. Tract 2 consists of 77.75 +/- acres, with 74.09 +/- acres considered cropland. The CSR2 weighted average is above county average rated 88.9.

## 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 - Afton Township, Section 35 and Pritcher Township, Section 2

Tract 2 - Afton Township, Section 35

### FARM LEASE

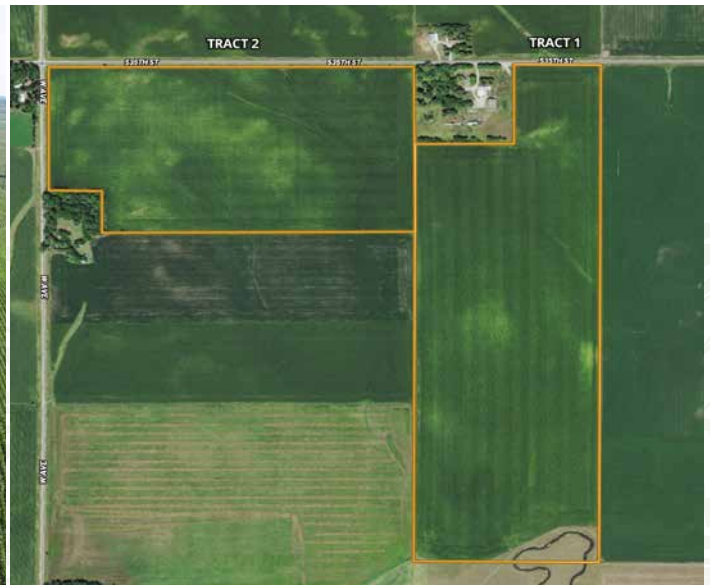
The farms are currently leased for 2023. The farms have an open lease for 2024.

### FARM CLOSING

Closing will be on November 21st, 2023

### FARM POSSESSION

Buyer will receive real estate possession at closing. Full 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

# 106.74 ACRES

### AGRICULTURAL INFORMATION

- 106.74 +/- Acres
- 102.53 +/- Cropland Acres
- 92.5 CSR2
- East Farm
- Gently Rolling Farmland

### LOCATION

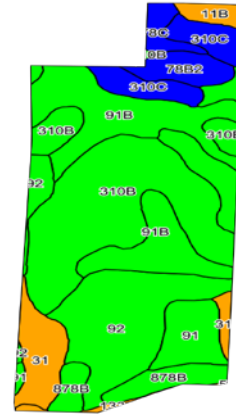
Afton TWP,  
Section 35 &  
Pritchett TWP,  
Section 2

### PLC YIELD

- Corn - 151
- Soybeans - 45

### BASE ACRES

- Corn - 105.8
- Soybeans - 70.40



### Area Symbol: IA035, Soil Area Version: 32

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
310B	Galva silty clay loam, 2 to 5 percent slopes	29.54	28.8%		Ile	95	71
92	Marcus silty clay loam, 0 to 2 percent slopes	21.94	21.4%		IIw	94	76
91B	Primghar silty clay loam, 2 to 5 percent slopes	19.75	19.3%		Ile	95	79
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.51	6.3%		IIw	80	73
310C	Galva silty clay loam, 5 to 9 percent slopes	6.25	6.1%		IIIle	87	56
91	Primghar silty clay loam, 0 to 2 percent slopes	5.38	5.2%		Iw	100	81
878B	Ocheyedan loam, 2 to 5 percent slopes	5.17	5.0%		Ile	91	61
78B2	Sac silty clay loam, 2 to 5 percent slopes, eroded	3.53	3.4%		Ile	86	65
78C	Sac silty clay loam, 5 to 9 percent slopes	2.01	2.0%		IIIle	84	52

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

**Weighted Average**      **92.5**      **72.1**





# TRACT 2

# 77.75 ACRES

## AGRICULTURAL INFORMATION

- 77.75 +/- Acres
- 74.09 +/- Cropland Acres
- 88.9 CSR2
- West Farm
- Gently Rolling Farmland

## LOCATION

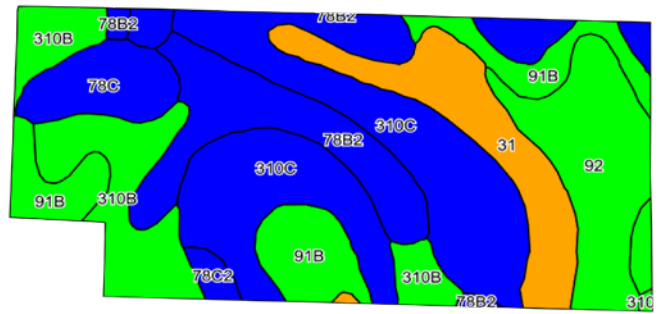
Afton TWP  
Section 35

## PLC YIELD

- Corn - 151
- Soybeans - 45

## BASE ACRES

- Corn - 105.80
- Soybeans - 70.40



### Area Symbol: IA035, Soil Area Version: 32

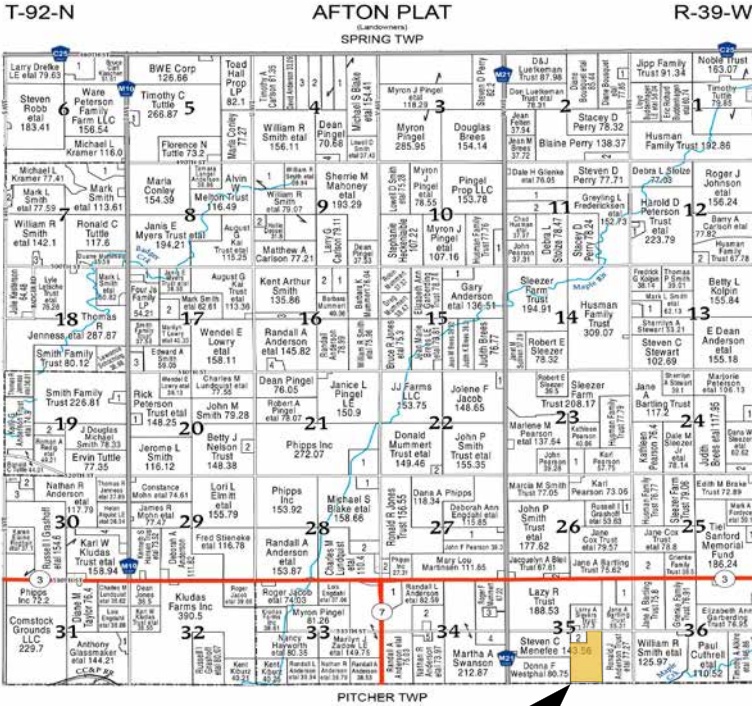
Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
310C	Galva silty clay loam, 5 to 9 percent slopes	23.04	31.1%	[Dark Blue]	IIIe	87	56
310B	Galva silty clay loam, 2 to 5 percent slopes	10.16	13.7%	[Light Green]	IIe	95	71
91B	Primghar silty clay loam, 2 to 5 percent slopes	9.53	12.9%	[Light Green]	IIe	95	79
92	Marcus silty clay loam, 0 to 2 percent slopes	9.08	12.3%	[Light Green]	IIw	94	76
78B2	Sac silty clay loam, 2 to 5 percent slopes, eroded	8.54	11.5%	[Dark Blue]	IIe	86	65
31	Afton silty clay loam, 0 to 2 percent slopes	8.24	11.1%	[Orange]	IIw	80	73
78C	Sac silty clay loam, 5 to 9 percent slopes	4.11	5.5%	[Dark Blue]	IIIe	84	52
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	0.74	1.0%	[Dark Blue]	IIIe	82	50
577B2	Everly clay loam, 2 to 5 percent slopes, moderately eroded	0.65	0.9%	[Dark Blue]	IIe	88	59
<b>Weighted Average</b>						<b>88.9</b>	<b>66.1</b>

\*\*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

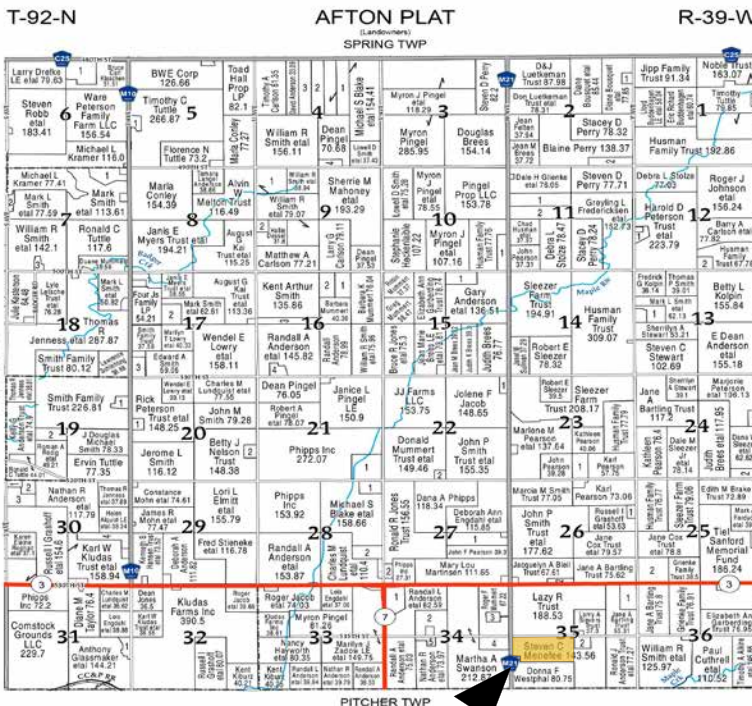


# PLAT LOCATION

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**TRACT 1**  
**CHEROKEE COUNTY, IA**  
**AFTON TOWNSHIP,**  
**SECTION 35 & PRITCHER**  
**TOWNSHIP, SECTION 2**



**TRACT 2**  
**CHEROKEE COUNTY, IA**  
**AFTON TOWNSHIP**  
**SECTION 35**

# 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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