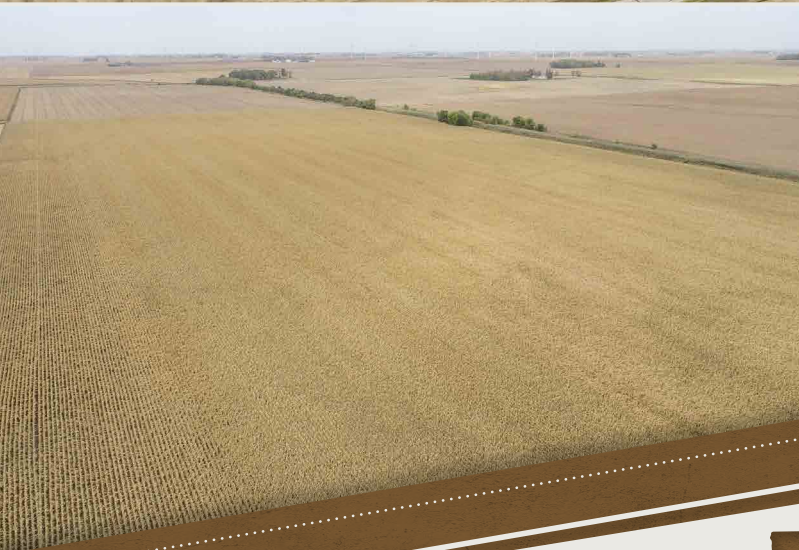


TUESDAY, NOVEMBER 28TH, 2023 • 1:00PM
DUNCAN COMMUNITY HALL • DUNCAN, IA

LAND AUCTION

HANCOCK COUNTY, IA • 147.94 ± ACRES



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

LAND AUCTION

HANCOCK COUNTY, IA • 147.94 ± ACRES

Iowa Land Company is honored to market and present the R&W Schonhorst inc. farmland auction in central Hancock County, Iowa. The farm consists of 147.94 +/- acres, located just 8 miles north of Kanawha, Iowa situated in Section 30 of Liberty Township. The farm will be offered as a stand alone one tract option. The farm consists of 147.94 +/- acres, offering 146.24 +/- acres considered FSA cropland acres. The CSR2 weighted average is 60.04 with a CSR1 of 63.1. Yield data plays an important role in purchase power, recent yields provide a strong track record for this farm. Mile long rows, yield data, and access to drainage position this farm as an excellent investment. The farm is leased for the 2023 farm season, the 2024 crop year is open for the new buyer.

LAND AGENTS

Luke Skinner 515-468-3610

Matt Skinner 515-443-5004

SALE METHOD

Farm will be offered as one tract.

FARM LOCATION

Liberty Township, Section 30

FARM LEASE

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

FARM CLOSING

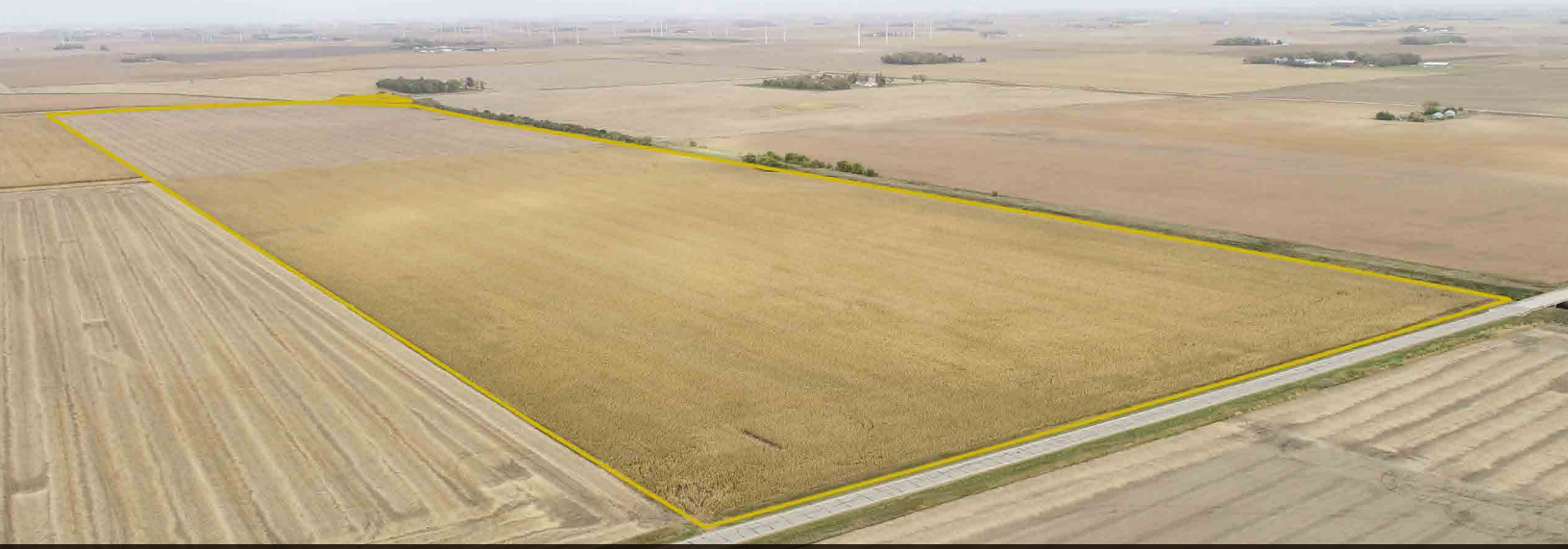
Closing will be on January 11th, 2024.

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

147.94 ACRES

AGRICULTURAL INFORMATION

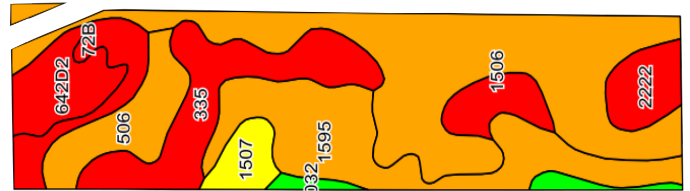
- 147.94 +/- Acres
- 146.24 +/- Cropland Acres
- 60.3 CSR2
- 63.1 CSR1
- Mile Long Rows
- Liberty Township, Section 30
- 8 Miles North of Kanawha

CORN YIELD DATA

- 2020 - **198**
- 2021 - **229**
- 2022 - **217**

BEAN YIELD DATA

- 2020 - **53**
- 2021 - **52**
- 2022 - **62**



Area Symbol: IA081, Soil Area Version: 33

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
1506	Wacousta silty clay loam, 0 to 1 percent slopes	51.66	35.2%		IIIw	74	74
1595	Harpster silty clay loam, 0 to 2 percent slopes	28.03	19.1%		IIw	76	74
335	Harcot clay loam, 0 to 2 percent slopes	25.18	17.2%		IIw	39	54
506	Wacousta silty clay loam, 0 to 1 percent slopes	11.00	7.5%		IIIw	74	74
642D2	Sunburg-Salida complex, 9 to 14 percent slopes	9.09	6.2%		IIIe	20	18
72B	Estherville sandy loam, 2 to 6 percent slopes	7.63	5.2%		IIIs	27	33
2222	Medo muck, depressional, 0 to 1 percent slopes	6.59	4.5%		IIIw	26	35
1507	Brownston silty clay loam, 0 to 2 percent slopes	4.69	3.2%		IIw	62	72
1032	Spicer silty clay loam, 0 to 2 percent slopes	2.91	2.0%		IIw	91	70
Weighted Average						60.4	63.1

**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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