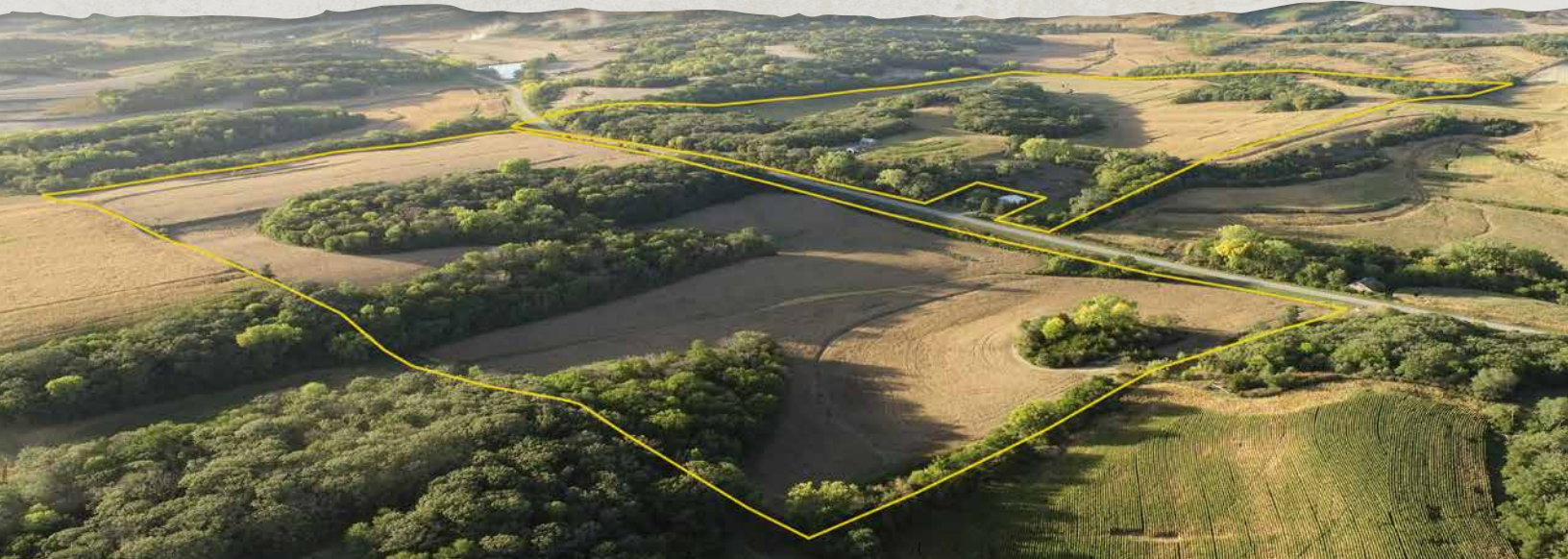


FRIDAY, DECEMBER 1ST, 2023 • 1:00PM
THE CREW CENTER • WOODBINE, IOWA

LAND AUCTION

HARRISON COUNTY, IA • 190.97 ± ACRES



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

LAND AUCTION

HARRISON COUNTY, IA • 190.97 ± ACRES

Iowa Land Company is proud to represent the Michael & Carolyn Waldemer land auction in Harrison County, Iowa. The farm consists of 190.97 +/- acres, located 4 miles southeast of Pisgah, Iowa. The farm will be offered in two separate tracts. This farm lies in one of the better areas in Harrison county, for having the potential to grow high end whitetails. The farm will be sold with an open lease for the 2024 growing season. The new buyer(s) will be able to obtain full possession and access the date of closing.

The open house will be offered Saturday, November 18th from 12:00PM-3:00PM.

LAND BROKERS

Matt Skinner 515-443-5004

Luke Skinner 515-468-3610

SALE METHOD

Farm will sell as two separate tracts.

FARM LOCATION

Tract 1 - Allen Township, Section 21

Tract 2 - Allen Township, Section 21

FARM LEASE

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

FARM CLOSING

Closing will be on January 18th, 2024.

FARM POSSESSION

Buyer will receive real estate possession at closing, subject to tenant's rights. New buyer to receive cropland possession immediately after current crops are harvested.



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

116.72 ACRES

TRACT INFORMATION

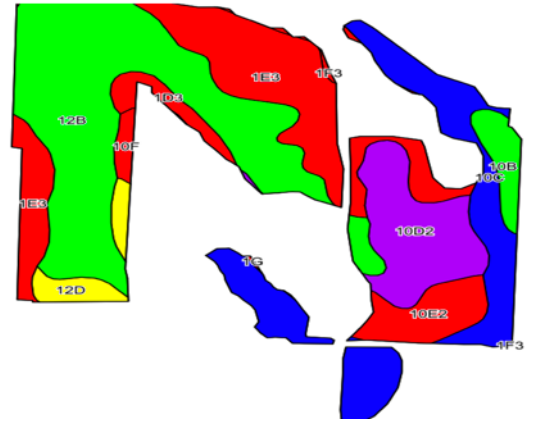
- 116.72 +/- Acres
- 58.42 +/- Cropland Acres
- 67.2 CSR2
- 3 Bedroom, 2 Bath Home
- Multiple Outbuildings
- Great Whitetail Hunting Farm
- Potential Food Plot Locations
- Mix of Oaks & Red Cedars
- 4 Miles Southeast of Pisgah

LOCATION

Allen Township,
Section 21

PLC YIELD

Corn - 152
Soybeans - 43



Area Symbol: IA085, Soil Area Version: 31

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
12B	Napier silt loam, 2 to 5 percent slopes	20.63	35.3%		Ile	93	77
1E3	Ida silt loam, 14 to 20 percent slopes	12.06	20.6%		IVe	18	30
10C	Monona silt loam, 5 to 9 percent slopes	10.34	17.7%		IIIe	89	65
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	6.77	11.6%		IIIe	60	53
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	3.00	5.1%		IVe	45	43
12D	Napier silt loam, 9 to 14 percent slopes	1.75	3.0%		IIIe	62	60
10B	Monona silt loam, 2 to 5 percent slopes	1.71	2.9%		Ile	95	85
1D3	Ida silt loam, 9 to 14 percent slopes	1.35	2.3%		IIIe	32	40
10F	Monona silt loam, 20 to 30 percent slopes	0.61	1.0%		VIe	26	25

Weighted Average **67.2** **56.7**

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





TRACT 2

74.25 ACRES

AGRICULTURAL INFORMATION

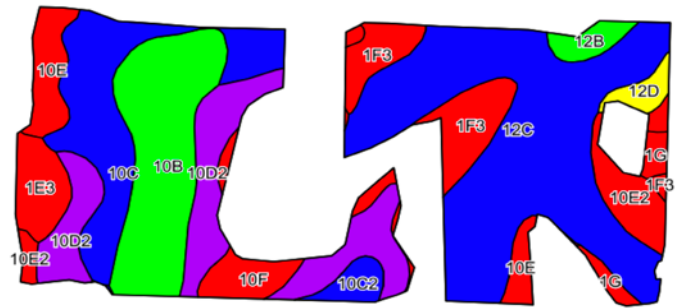
- 74.25 +/- Acres
- 53.91 +/- Cropland Acres
- 70.7 CSR2
- Pavement Access
- Good Ridge Soils
- Great Hunting Potential
- 4 Miles Southeast of Pisgah

LOCATION

Allen Township,
Section 21

PLC YIELD

Corn - 152
Soybeans - 43



Area Symbol: IA085, Soil Area Version: 31

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
12C	Napier silt loam, 5 to 9 percent slopes	17.17	31.8%	[Blue]	IIIe	89	62
10B	Monona silt loam, 2 to 5 percent slopes	7.84	14.5%	[Green]	IIe	95	85
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	7.12	13.2%	[Purple]	IIIe	60	53
10C	Monona silt loam, 5 to 9 percent slopes	6.63	12.3%	[Blue]	IIIe	89	65
1F3	Ida silt loam, 20 to 30 percent slopes	3.92	7.3%	[Red]	VIe	8	10
10E	Monona silt loam, 14 to 20 percent slopes	2.37	4.4%	[Red]	IVe	48	45
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	2.24	4.2%	[Red]	IVe	45	43
1E3	Ida silt loam, 14 to 20 percent slopes	1.79	3.3%	[Red]	IVe	18	30
10F	Monona silt loam, 20 to 30 percent slopes	1.67	3.1%	[Red]	VIe	26	25

**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

Weighted Average 70.7 56.4



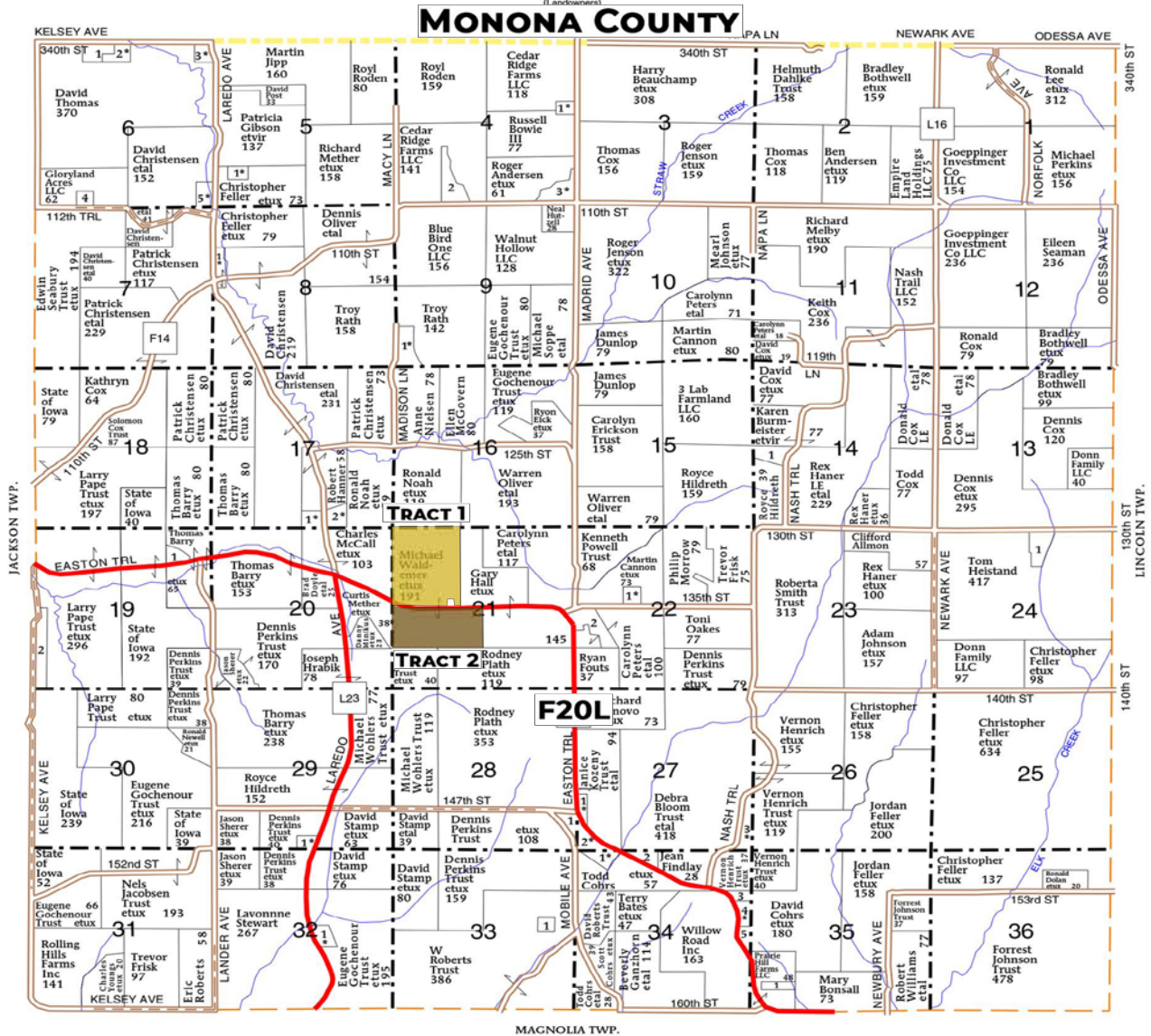
PLAT LOCATION

HARRISON COUNTY, IA • 190.97 ± ACRES

T-81-N

ALLEN PLAT

R-43-W



* MAP IMAGE COURTESY OF FARM AND HOME PUBLISHERS VIA WWW.FARMANDHOMEPUBLISHERS.COM

TRACT 1
HARRISON COUNTY, IA
ALLEN TOWNSHIP, SECTION 21

TRACT 2
HARRISON COUNTY, IA
ALLEN TOWNSHIP, SECTION 21

ABOUT US

805 N MAIN STREET
CARROLL, IA 51401



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

INFO@IOWALANDCOMPANY.COM



MATT SKINNER
515-443-5004
LAND BROKER
AUCTION CONTACT

LUKE SKINNER
515-468-3610
AUCTIONEER
AUCTION CONTACT

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