

ALL SEALED BIDS DUE BY
FRIDAY, OCTOBER 13TH, 2023 • 3:00PM

SEALED BID LAND AUCTION

LEE COUNTY, IA • 172.28 ± ACRES



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

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Iowa Land Company is honored to represent the farmland owned by the Congdon Family (known as the Wever Farm LP). The farm is offered for sale as one tract. The farm offers 172.16 FSA cropland acres and it carries a strong CSR1 rating of 76.3 and a CSR2 rating of 74.6. The farm is located 1.5 miles south of Wever, Iowa and positioned a few miles South of Burlington, Iowa and North of Fort Madison, Iowa. **All sealed bids shall be submitted to Land Broker Matt Skinner or Land Broker Luke Skinner by October 13th, 2023 by 3:00pm CST.**

LAND BROKERS

Matt Skinner 515-443-5004

Luke Skinner 515-468-3610

SALE METHOD

Farm will be offered as one tract via SEALED BID method of sale. All sealed bids are due to Iowa Land Company on Friday, October 13th, 2023 by 3:00pm CST.

FARM LOCATION

Green Bay Township, Section 17

FARM LEASE

The farm is currently leased for 2023. Cropland has open tenancy and open lease for 2024 cropland season.

FARM CLOSING

Closing will be on November 30th, 2023.

FARM POSSESSION

Buyer will receive full possession at closing, subject to tenant's rights.



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

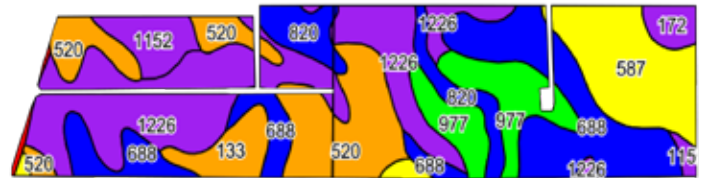
172.28 ACRES

AGRICULTURAL INFORMATION

- 172.28 +/- Acres
- 172.16 +/- Cropland Acres
- 74.6 CSR2
- 76.3 CSR1
- Highway Pavement Access
- Open 2024 Farm Lease
- 1.5 Miles South of Wever

LOCATION

Green Bay TWP
Section 17



Area Symbol: IA111, Soil Area Version: 31

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	46.18	35.3%			Ils	59 78
688	Kosztzta silt loam, 0 to 2 percent slopes, rarely flooded	35.80	30.5%			Iw	89 85
520	Coppock silt loam, 0 to 2 percent slopes	27.49	15.6%			IIw	79 65
587	Chequest silty clay loam, 0 to 2 percent slopes	22.21	12.6%			IIw	66 65
977	Richwood silt loam, 0 to 2 percent slopes	16.00	9.1%			I	100 95
820	Dockery silt loam, 0 to 2 percent slopes	10.73	6.1%			IIw	86 80
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	7.61	4.3%			IIw	54 72
133	Colo silty clay loam, heavy till, 0 to 2 percent slopes	6.48	3.7%			IIw	78 80
172	Wabash silty clay, 0 to 2 percent slopes	3.28	1.9%			IIIw	57 45
Weighted Average						74.6	76.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



ABOUT US

2540 106TH STREET SUITE 201
URBANDALE, IA 50322



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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