

ALL SEALED BIDS DUE BY
FRIDAY, NOVEMBER 17TH, 2023 • 3:00PM

SEALED BID LAND AUCTION

OSCEOLA COUNTY, IA • 79 ± 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 this outstanding farmland offering owned by Shelley Hardie. The farm is offered for sale as one tract. The farm offers 78.69 estimated FSA cropland acres and the tillable acres carrying an outstanding CSR2 rating of 97.1 and a very strong CSR1 rating of 81.5. The farm is located northeast of Melvin, Iowa in Baker Township, section 17. **All sealed bids shall be submitted to Land Broker Matt Skinner or Land Broker Luke Skinner by November 17th, 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, November 17th, 2023 by 3:00pm CST.

FARM LOCATION

Baker 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 January 5th, 2024.

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

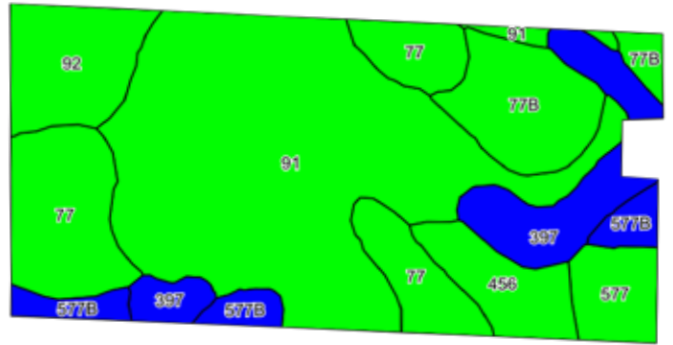
79 ACRES

AGRICULTURAL INFORMATION

- 79 +/- Acres
- 78.69 +/- Cropland Acres
- 97.1 CSR2
- 81.5 CSR1
- Gently Rolling Farmland
- Open 2024 Farm Lease
- 1.5 Miles Northeast of Melvin

LOCATION

Baker Township
Section 17



Area Symbol: IA143, Soil Area Version: 33

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
91	Primghar silty clay loam, 0 to 2 percent slopes	35.02	44.5%		lw	100	86
77	Sac silty clay loam, loam substratum, 0 to 2 percent slopes	12.94	16.4%		l	100	82
397	Letri silty clay loam, 0 to 2 percent slopes	7.19	9.1%		llw	90	72
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	7.05	9.0%		lle	95	77
92	Marcus silty clay loam, 0 to 2 percent slopes	5.95	7.6%		llw	94	80
456	Wilmington silty clay loam, 0 to 3 percent slopes	4.05	5.1%		lw	91	78
577B	Everly clay loam, 2 to 5 percent slopes	3.33	4.2%		lle	90	72
577	Everly clay loam, 0 to 2 percent slopes	3.16	4.0%		l	96	78
Weighted Average						97.1	81.5

**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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AUCTION CONTACT



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