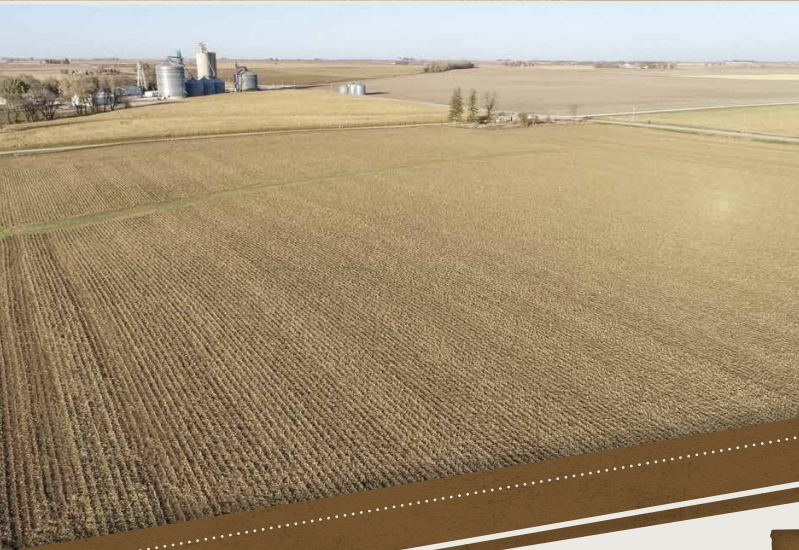


WEDNESDAY, DECEMBER 20TH, 2023 • 1:00PM
ONLINE ONLY FARMLAND AUCTION

ONLINE LAND AUCTION

CARROLL COUNTY, IA • 138.26 ± ACRES



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

LAND AUCTION

CARROLL COUNTY, IA • 138.26 ± ACRES

Iowa Land Company is honored to present this quality Carroll County farm located just outside of Lanesboro, IA. The farm consists of 138.26 +/- acres situated in Section 16 of Jasper Township. The farm will be offered as a stand alone one tract option. The farm offers a strong percentage of tillable acres along with CRP acres and grass acres for a cattle producer to utilize the farm in all phases of their operation. Currently the farm offers 111.05 +/- acres considered FSA cropland acres. With the balance in grass acres, CRP, and timbered acres. The CSR2 weighted average is 86.5. The farm is leased for the 2023 farm season, the 2024 crop year is open for the new buyer. NEW Cooperative offers grain sales and storage just ¼ mile north of the farm.

LAND BROKERS

Luke Skinner 515-468-3610

Matt Skinner 515-443-5004

SALE METHOD

Farm will be offered as one tract via online bidding only.

FARM LOCATION

Jasper Township, Section 16

FARM LEASE

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

FARM CLOSING

Closing will be on February 7th, 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

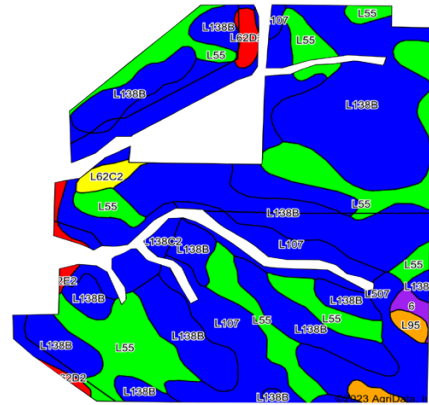
138.26 ACRES

AGRICULTURAL INFORMATION

- 138.26 +/- Acres
- 111.05 +/- Cropland Acres
- 86.5 CSR2
- Pasture Acres
- Hunting Potential
- Open 2024 Farm Lease
- Just North of Lanesboro, IA

LOCATION

Jasper Township
Section 16



Area Symbol: IA027, Soil Area Version: 28

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	50.14	45.3%	Blue	Ile	88	-
L55	Nicollet loam, 1 to 3 percent slopes	24.49	22.1%	Green	Ie	91	-
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes	14.49	13.1%	Blue	IIle	83	-
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	11.05	10.0%	Blue	IIw	83	-
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	5.36	4.8%	Blue	IIw	88	-
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	1.49	1.3%	Orange	IIw	75	-
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes	1.30	1.2%	Red	IVe	41	-
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes	1.09	1.0%	Yellow	IIIe	64	-
Weighted Average						86.5	-

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



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

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