

THURSDAY, JANUARY 4TH, 2024 • 1:00PM  
ONLINE ONLY FARMLAND AUCTION

# ONLINE LAND AUCTION

CHEROKEE COUNTY, IA • 40 ± ACRES



IOWA'S PROFESSIONAL LAND AUCTION SERVICE ACROSS ALL OF IOWA  
[IowaLandCompany.com](http://IowaLandCompany.com) [info@iowalandcompany.com](mailto:info@iowalandcompany.com)

# LAND AUCTION

## CHEROKEE COUNTY, IA • 40 ± ACRES

Iowa Land Company is pleased to present the Daniel Lundy farm sale in east central Cherokee County, Iowa. The farm consists of 40 +/- acres, located east of Cherokee, Iowa right off of Highway 3 and is situated in Section 33 of Afton Township. The farm consists of 40 +/- acres, with 37.15 +/- acres considered cropland acres. The cropland is Classified as NHEL farmland. The farm has a 83 CSR2 weighted average. with Marcus silty clay loam, being the majority soil type on the farm. Chicken litter was applied for the 2024 cropping year. The new buyer will reimburse the seller for the cost of fertilizer (\$6,520) at closing (contact brokers for details/Invoice) The farm has an open lease for the 2024 cropland season.

### LAND BROKERS

**Matt Skinner** 515-443-5004

**Luke Skinner** 515-468-3610

#### SALE METHOD

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

#### FARM LOCATION

Afton Township, Section 33

#### FARM LEASE

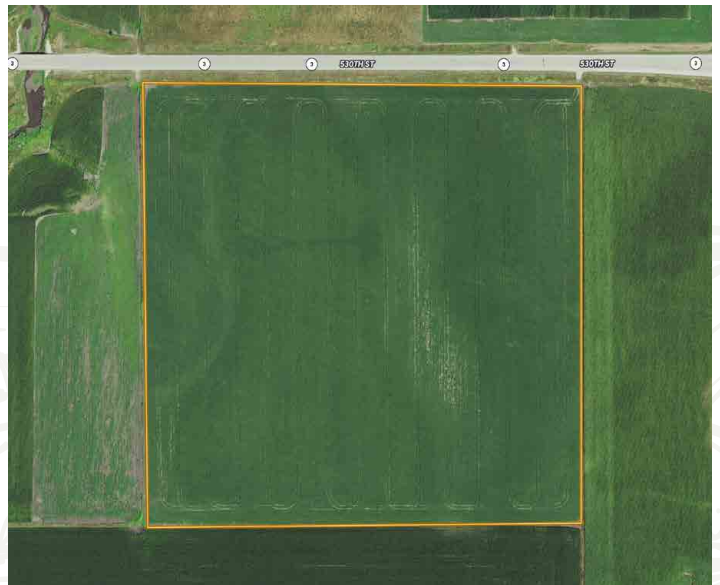
The farm is currently leased for 2023. Farm lease for 2024 is open to the new buyer.

#### FARM CLOSING

Closing will be on February 20th, 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

# 40 ACRES

## AGRICULTURAL INFORMATION

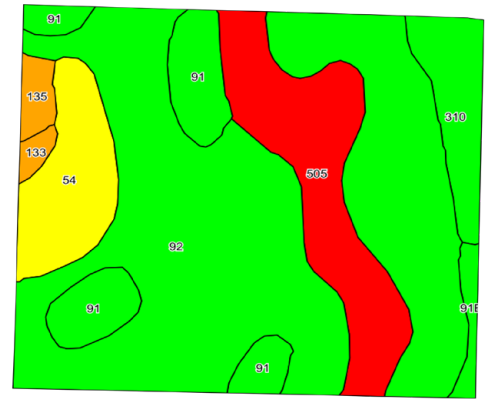
- 40 +/- Acres
- 37.15 +/- Cropland Acres
- 83 CSR2
- High Quality Tillable Farm
- Highway 3 Access
- Open 2024 Farm Lease
- 5 Miles East of Cherokee, IA

## LOCATION

Afton Township  
Section 33

## BASE ACRES

Corn - 18.59  
Beans - 18.56



## Area Symbol: IA035, Soil Area Version: 33

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
92	Marcus silty clay loam, 0 to 2 percent slopes	21.57	58.1%		IIw	94	76
505	Sperry silty clay loam, 0 to 1 percent slopes	5.63	15.2%		IIIw	33	51
91	Primghar silty clay loam, 0 to 2 percent slopes	3.44	9.3%		Iw	100	81
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.07	8.3%		IIw	67	64
310	Galva silty clay loam, 0 to 2 percent slopes	2.13	5.7%		I	100	76
135	Coland clay loam, 0 to 2 percent slopes	0.54	1.5%		IIw	74	74
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.50	1.3%		IIe	95	79
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes	0.27	0.7%		IIw	78	74
<b>Weighted Average</b>						<b>83</b>	<b>71.7</b>

\*\*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**

**INFO@IOWALANDCOMPANY.COM**



**MATT SKINNER**  
515-443-5004  
LAND BROKER  
AUCTION CONTACT



**LUKE SKINNER**  
515-468-3610  
LAND BROKER  
AUCTION CONTACT

**ONLINE AUCTION • CHEROKEE COUNTY, IA • 40 ± ACRES**

THURSDAY, JANUARY 4TH, 2024 • 1:00PM • ONLINE ONLY LAND AUCTION