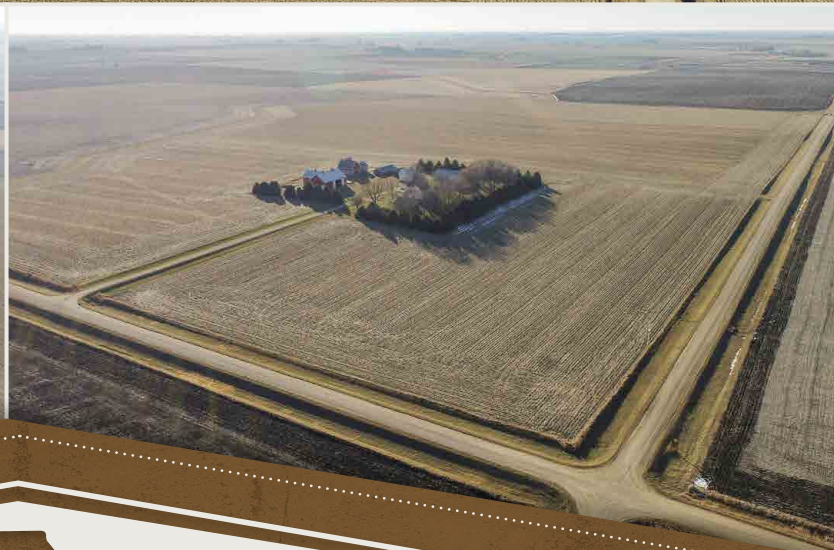


WEDNESDAY, JANUARY 24TH, 2024 • 1:00PM  
GRANVILLE COMMUNITY CENTER • GRANVILLE, IA

# LAND AUCTION

O'BRIEN COUNTY, IA • 75.93 ± 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

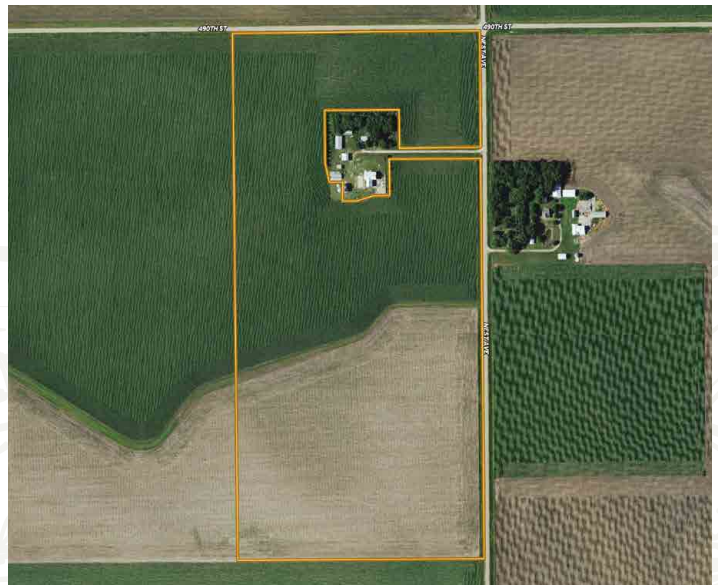
**O'BRIEN COUNTY, IA • 75.93 ± ACRES**

Iowa Land Company is honored to present the Craig Pauling farm located in Southwestern O'Brien County. This high quality farm is situated just 5 miles southeast of Granville, IA. The farm consists of 75.93 +/- acres located in Section 29 of Caledonia Township. The farm offers a strong percentage of tillable acres boasting a well rounded 94.6 CSR2 average with Galva, Primghar, and Marcus soil types present on the farm. Currently the farm offers 72.09 +/- FSA cropland acres. The farm is leased for the 2024 farm season, the new buyer will receive a \$375 per tillable acre rent credit at closing. Many grain sale opportunities are presented within 20 miles of the farm.

## LAND AGENTS

**Luke Skinner** 515-468-3610

**Matt Skinner** 515-443-5004



## SALE METHOD

Farm will be offered as one tract.

## FARM LOCATION

Caledonia Township, Section 29

## FARM LEASE

The farm is leased for the 2024 farm season. Farm lease for 2025 will be open to the new buyer. Buyer to receive \$375 per tillable acre cash rent credit at closing.

## FARM CLOSING

Closing will be on March 7th, 2024.

## FARM POSSESSION

Buyer will receive real estate possession at closing. The new buyer will obtain full possession on March 1st, 2025.

**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

# 75.93 ACRES

## AGRICULTURAL INFORMATION

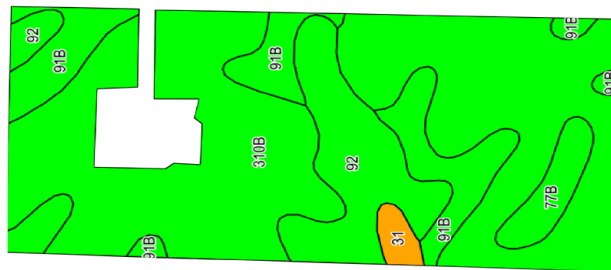
- 75.93 +/- Acres
- 72.09 +/- Cropland Acres
- 94.6 CSR2
- Waterway in Place
- 2 Grain Bins
- \$375/Tillable Acre Rent Credit
- 5 Miles SE of Granville

## LOCATION

Caledonia TWP  
Section 29

## BASE ACRES

Corn - 35.73  
Beans - 35.74

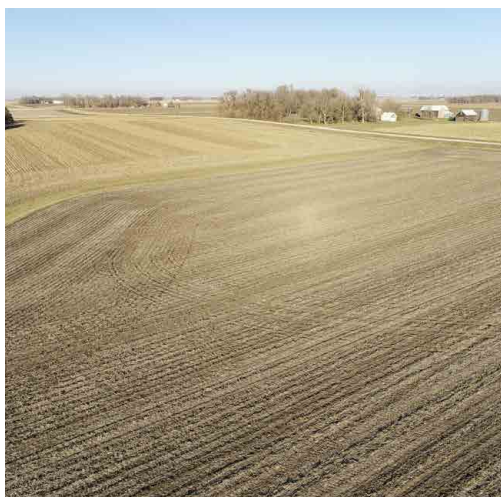


## Area Symbol: IA141, Soil Area Version: 28

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
310B	Galva silty clay loam, 2 to 5 percent slopes	46.40	64.3%		IIe	95	70
91B	Primghar silty clay loam, 2 to 5 percent slopes	11.88	16.5%		IIe	95	78
92	Marcus silty clay loam, 0 to 2 percent slopes	10.22	14.2%		IIw	94	75
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	2.58	3.6%		IIe	95	68
31	Afton silty clay loam, 0 to 2 percent slopes	1.03	1.4%		IIw	80	72
<b>Weighted Average</b>						<b>94.6</b>	<b>72</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# ABOUT US

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.

320 A STREET  
FORT DODGE, IA 50501



- 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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LAND BROKER  
AUCTION CONTACT



**MATT SKINNER**  
515-443-5004  
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