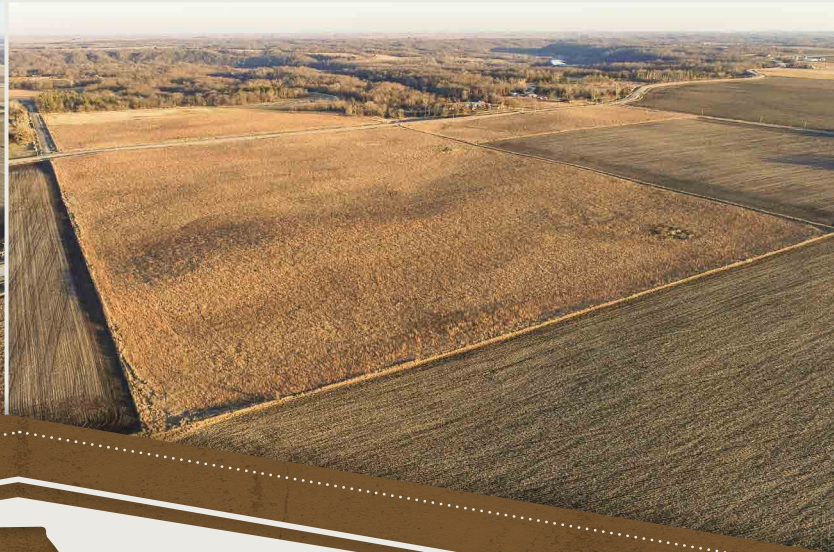


THURSDAY, FEBRUARY 15TH, 2024 • 1:00PM
ONLINE ONLY FARMLAND AUCTION

ONLINE LAND AUCTION

BOONE COUNTY, IA • 55.18 ± ACRES



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

LAND AUCTION

BOONE COUNTY, IA • 55.18 ± ACRES

Iowa Land Company is pleased to present the Stacey Elam & Shawn Oviatt farm sale in central Boone County, Iowa. The farm consists of 55.18 +/- acres, located south of Boone, Iowa right off of Magnolia Road and is situated in Section 31 of Marcy Township. The farm will be offered as a one tract option. The farm consists of 55.18 +/- acres, with 54 +/- acres considered cropland acres. The cropland is classified as NHEL farmland. The farm has a 87.4 CSR2 weighted average. with Canisteo clay loam and Nicollet loam, being the majority soil types on the farm. This farm offers exceptional soils for productive harvest in the years to come! The farm has a Conservation Reserve Program contract in place until date: 9/30/2026.

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

Marcy Township, Section 31

FARM LEASE

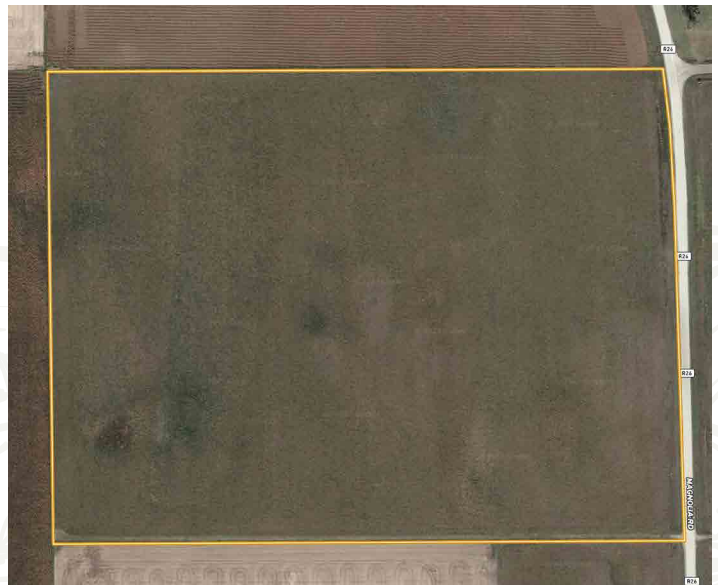
The farm has an open lease for 2024. Subject to CRP contract terms in place.

FARM CLOSING

Closing will be on March 29th, 2024.

FARM POSSESSION

The new buyer will obtain full possession at on March 29th, 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

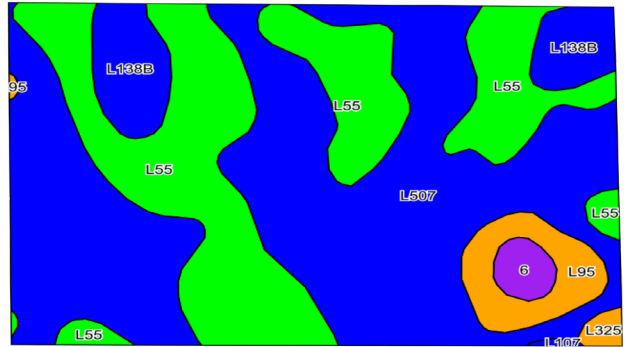
55.18 ACRES

AGRICULTURAL INFORMATION

- 55.18 +/- Acres
- 54 +/- Cropland Acres
- 87.4 CSR2
- CRP Contract Paying \$17,431.20 Annually Ending on 9/30/2026
- Drainage Intakes & Tile in Place
- 7 Miles South of Boone, IA

LOCATION

Marcy Township
Section 31



Area Symbol: IA015, Soil Area Version: 31

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	28.56	52.8%	[Blue]	IIw	87	-
L55	Nicollet loam, 1 to 3 percent slopes	17.85	33.0%	[Green]	Ie	91	-
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	3.86	7.1%	[Blue]	Ile	88	-
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	2.55	4.7%	[Orange]	IIw	75	-
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.79	1.5%	[Purple]	IIIw	59	58
L325	Le Sueur loam, Bemis moraine, 1 to 3 percent slopes	0.35	0.6%	[Orange]	Ie	78	-
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.08	0.1%	[Blue]	IIw	88	-
Weighted Average						87.4	-

**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.

2540 106TH ST. SUITE 201
URBANDALE, IA 50322



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- NATIONAL MARKETING
- FARM APPRAISALS



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LAND BROKER
AUCTION CONTACT



LUKE SKINNER
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