

WEDNESDAY, MARCH 6TH, 2024 • 12:00PM
AUDUBON RECREATION CENTER • AUDUBON, IA

LAND AUCTION

AUDUBON COUNTY, IA • 233.44 ± ACRES



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

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Iowa Land Company is honored to represent and offer this farmland owned by Stuart M. Harris Revocable Trust. This quality farm is located just 7 miles northeast of Audubon, Iowa in Melville Township Section 10. The farm will be offered for sale as one tract; 233.44 +/- acres. Cropland is leased for the 2024 cropping season, the Buyer(s) will receive real estate possession at closing subject to tenants rights. The seller will be crediting the new buyer a \$300 per cropland acre at closing. The home and buildings and grain storage will sell with the farmland as a whole.

LAND BROKERS

Matt Skinner 515-443-5004

Luke Skinner 515-468-3610

SALE METHOD

The farm will be sold at live public auction with online and phone bidding opportunities for all buyers.

FARM LOCATION

Melville Township, Section 10.
7 Miles Northeast of Audubon, Iowa

FARM LEASE

The cropland is leased for the 2024 season. Buyer's responsibility to terminate cropland tenancy if they choose to do so for 2025 crop season and beyond.

FARM CLOSING

Closing will be on or before April 23rd, 2024.

FARM POSSESSION

Buyer will receive real estate possession at closing, subject to tenant 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.



LINES ARE APPROXIMATE

FARM INFO

233.44 ACRES

AGRICULTURAL INFORMATION

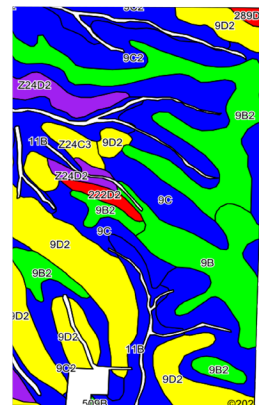
- 233.44 +/- Acres
- 222.59 +/- Cropland Acres
- 78.6 CSR2
- Rolling Farmland
- Strong Farming Area
- Productive Soils
- 7 Miles Northeast of Audubon

LOCATION

Melville TWP
Section 10

PLC YIELD

Corn - 157
Soybeans - 44



Area Symbol: IA009, Soil Area Version: 29

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	61.51	27.6%	[Dark Blue]	IIIe	87	68
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	47.66	21.4%	[Yellow]	IIIe	61	58
9B2	Marshall silty clay loam, 2 to 5 percent slopes, eroded	33.00	14.8%	[Green]	IIe	92	83
11B	Judson-Colo-Ackmore Complex, 2 to 5 percent slopes	28.26	12.7%	[Dark Blue]	IIw	81	68
9B	Marshall silty clay loam, 2 to 5 percent slopes	16.15	7.3%	[Green]	IIe	95	85
9C	Marshall silty clay loam, 5 to 9 percent slopes	13.60	6.1%	[Dark Blue]	IIIe	89	70
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	10.66	4.8%	[Purple]	IIIe	52	
Z24C3	Shelby clay loam, deep loess, 5 to 9 percent slopes, severely eroded	4.49	2.0%	[Yellow]	IIIe	66	
Weighted Average						78.6	*-

**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 475 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.



BRANDED IN LAND

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