

TUESDAY, APRIL 23RD, 2024 • 1:00PM  
ONLINE ONLY FARMLAND AUCTION

# ONLINE LAND AUCTION

CALHOUN COUNTY, IA • 57.48 ± 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

**CALHOUN COUNTY, IA • 57.48 ± ACRES**

Iowa Land Company is pleased to present the Wilbur M. Roth land auction in western Calhoun County, Iowa. The farm consists of 57.48 +/- acres, located southwest of Rockwell City, Iowa and is situated in Section 18 of Lake Creek Township. The farm will be offered for sale as one tract; 57.48 +/- acres. The cropland is Classified as NHEL farmland. The cropland is leased for 2024 cropping season. Seller will credit the buyer a \$300 credit per tillable acre at closing.

## 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

Lake Creek Township, Section 18.

5.5 Miles southwest of Rockwell City, Iowa

### FARM LEASE

The cropland is leased for the 2024 season.

### FARM CLOSING

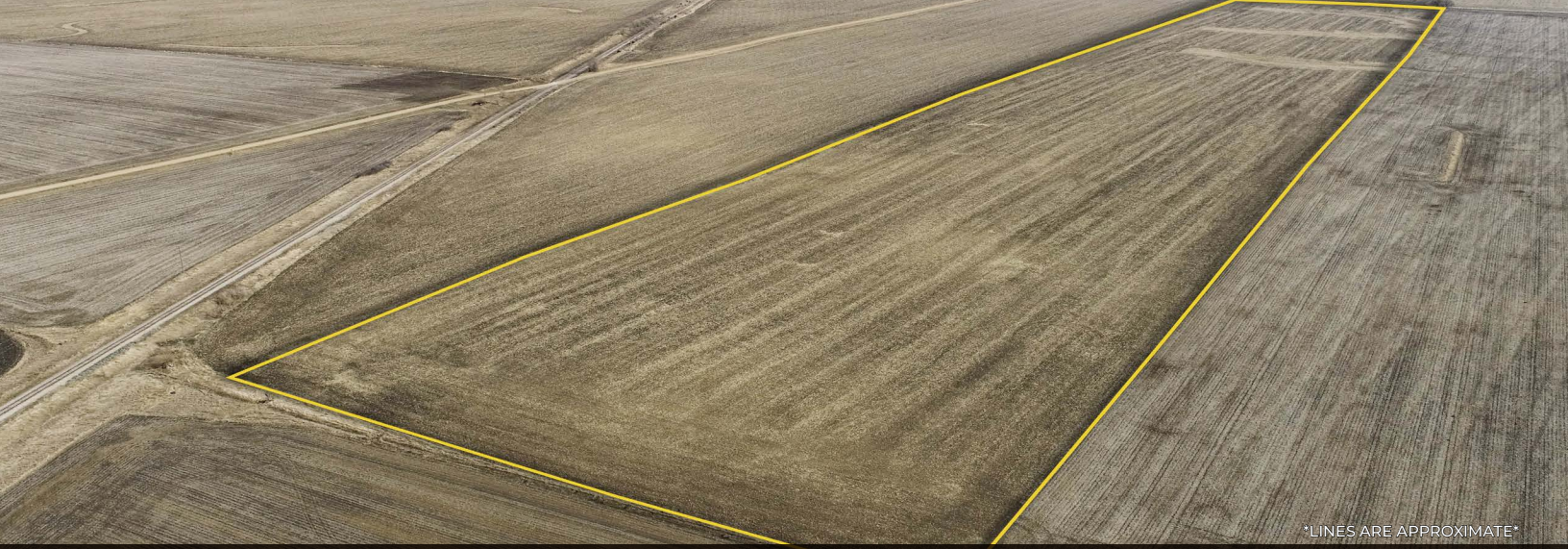
Closing will be on or before June 13th, 2024.

### 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

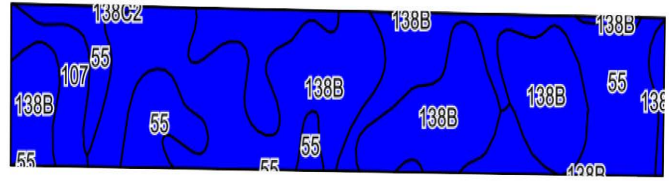
# 57.48 ACRES

## AGRICULTURAL INFORMATION

- 57.48 +/- Acres
- 55.86 +/- Cropland Acres
- 1.61 +/- Acres of CRP Waterways
- 88.7 CSR2, 83.1 CSR1
- Solid Producing Farm
- Strong Farming Area
- HWY Access
- 5.5 Miles Southwest of Rockwell City, Iowa

## LOCATION

Lake Creek TWP  
Section 18



### Area Symbol: IA025, Soil Area Version: 33

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	30.74	55.0%		Ile	89	80
55	Nicollet clay loam, 1 to 3 percent slopes	20.37	36.5%		Iw	89	88
107	Webster clay loam, 0 to 2 percent slopes	4.59	8.2%		IIw	86	83
138C2	Clarion loam, 6 to 10 percent slopes, moderatley eroded	0.15	0.3%		IIIe	83	63
<b>Weighted Average</b>						<b>88.7</b>	<b>83.1</b>

\*\*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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