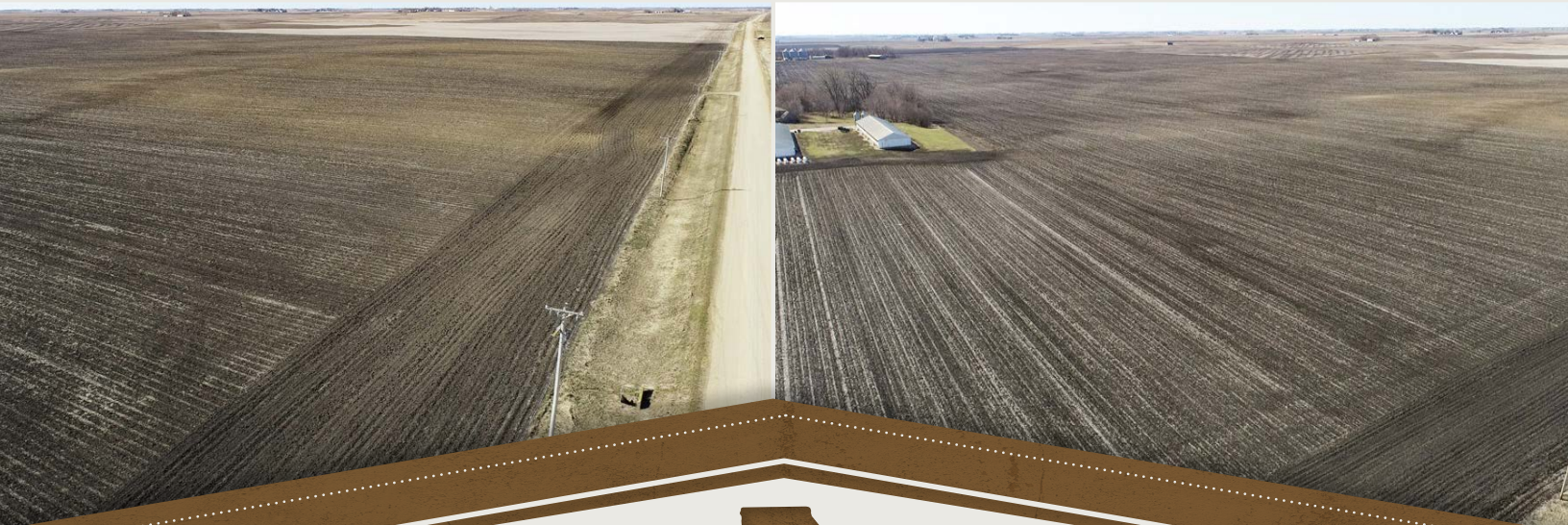
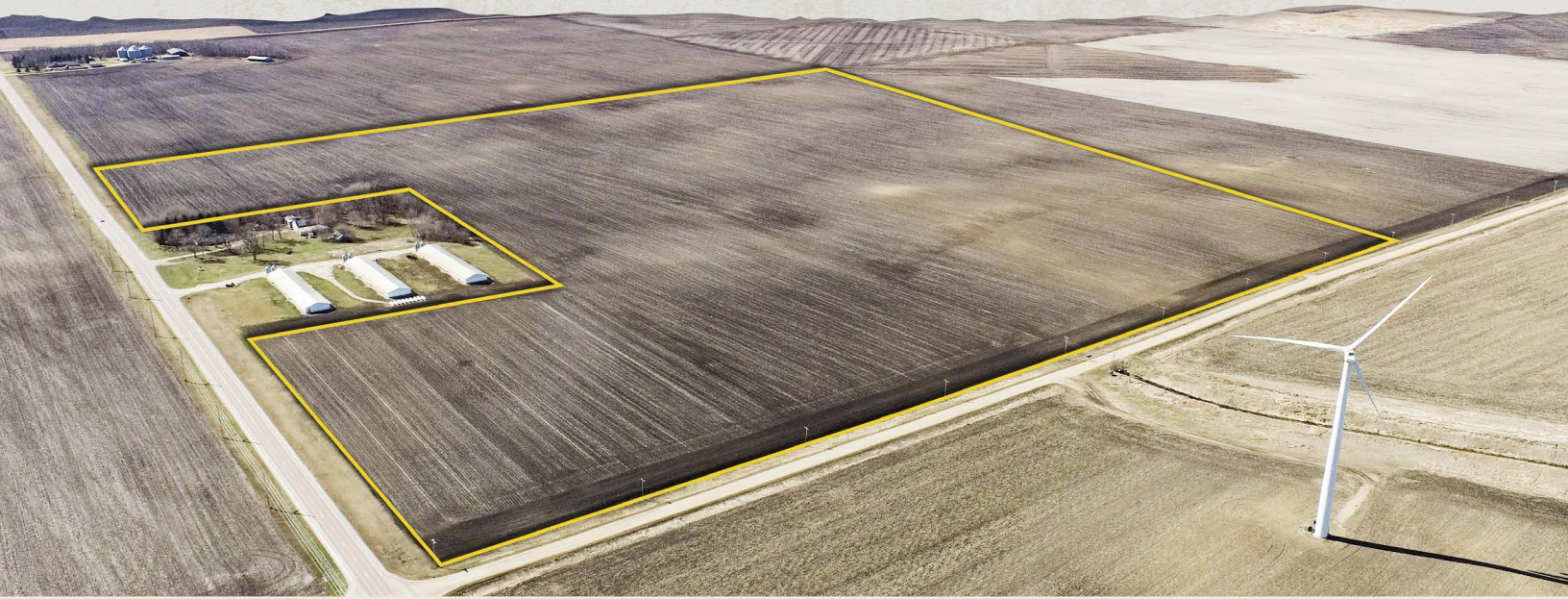


ALL SEALED BIDS DUE BY  
FRIDAY, MAY 17TH, 2024 • 3:00PM

# SEALED BID LAND AUCTION

EMMET COUNTY, IA • 149.30 ± ACRES



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

# SEALED BID LAND AUCTION

## EMMET COUNTY, IA • 149.30 ± ACRES

Iowa Land Company is honored to represent the farmland owned by The Survivors Trust Share Of The Cimarusti Family Trust. The farm is offered for sale as one tract. The farm offers 149.44 estimated FSA cropland acres and the tillable acres carrying a CSR2 rating of 81.2. The farm lies in Swan Lake Township, Section 10 just west of Armstrong, Iowa. **All sealed bids shall be submitted to Land Broker Matt Skinner or Land Broker Luke Skinner by May 17th, 2024 at 3:00pm CST.**

### LAND BROKERS

**Matt Skinner** 515-443-5004

**Luke Skinner** 515-468-3610

### SALE METHOD

Farm will be offered as one tract via SEALED BID method of sale. All sealed bids are due to Iowa Land Company on Friday, May 17th, 2024 by 3:00pm CST.

### FARM LOCATION

Swan Lake Township, Section 10

### FARM LEASE

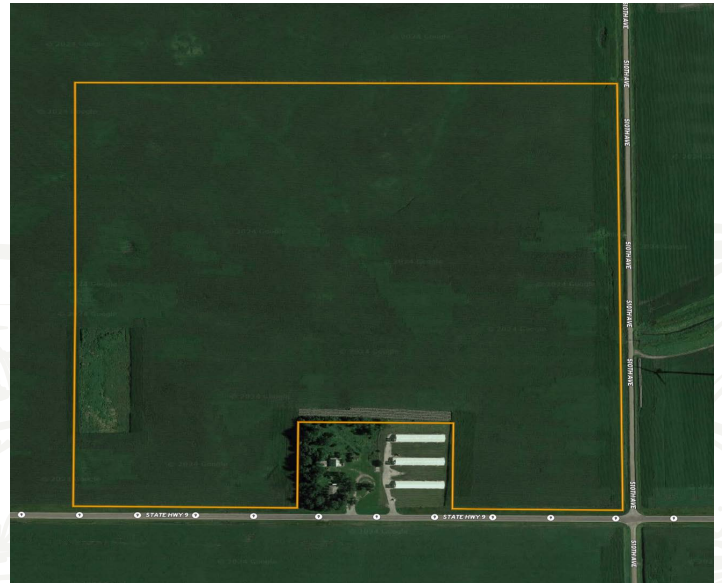
Cropland is leased for the 2024 agricultural season.

### FARM CLOSING

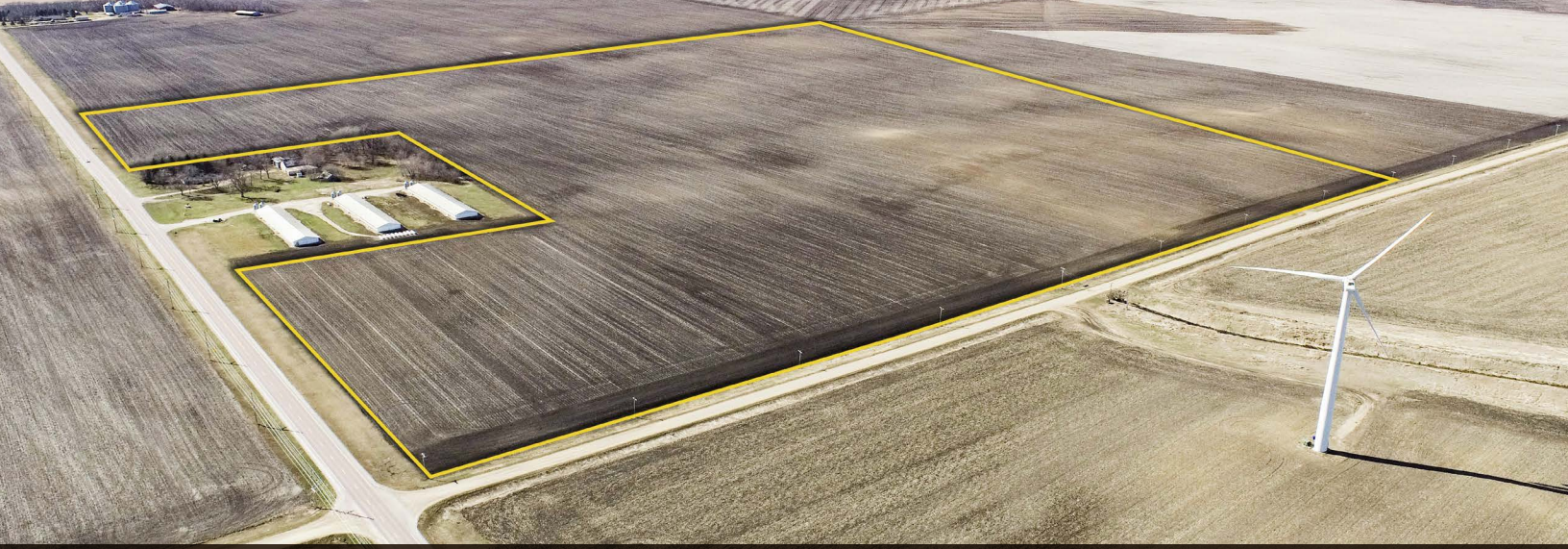
Closing will be on June 28th, 2024.

### FARM POSSESSION

Buyer will receive full possession at closing on June 28th, 2024 subject to tenants 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.



# FARM INFO

# 149.30 ACRES

### AGRICULTURAL INFORMATION

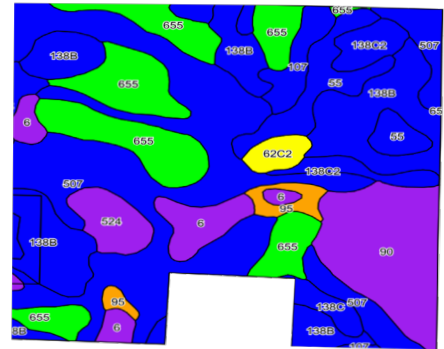
- 149.30 +/- Acres
- 149.44 +/- Cropland Acres
- 81.2 CSR2
- Pavement Access
- Strong Farming Area
- Leased For 2024 Cropping Season Corn - 142.30
- 3.5 Miles West of Armstrong

### LOCATION

Swan Lake TWP  
Section 10

### BASE ACRES

Corn - 142.30



### Area Symbol: IA063, Soil Area Version: 33

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	47.30	31.75		IIw	84	73
138B	Clarion loam, 2 to 6 percent slopes	26.37	17.6%		IIe	89	74
655	Crippin loam, 1 to 3 percent slopes	24.56	16.4%		Ie	91	77
90	Okobojo mucky silt loam, 0 to 1 percent slopes	14.85	9.9%		IIIw	55	54
55	Nicollet clay loam, 1 to 3 percent slopes	10.82	7.2%		Iw	89	82
6	Okobojo silty clay loam, 0 to 1 percent slopes	7.19	4.8%		IIIw	59	53
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	4.77	3.2%		IIIe	83	59
524	Linder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent-slopes	3.81	2.5%		IIIs	56	54
107	Webster clay loam, 0 to 2 percent slopes	3.35	2.2%		IIw	86	77
95	Harps clay loam, 0 to 2 percent slopes	2.33	1.6%		IIw	72	57
138C	Clarion loam, 6 to 10 percent slopes	2.19	1.5%		IIIe	84	61
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	1.90	1.3%		IIIe	64	47
<b>Weighted Average</b>						<b>81.2</b>	<b>70</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  
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