

WEDNESDAY, JUNE 19TH, 2024 • 1:00PM
PALMER COMMUNITY CENTER, PALMER, IA

LAND AUCTION

POCAHONTAS COUNTY, IA • 75.93 ± ACRES



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

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POCAHONTAS COUNTY, IA • 75.93 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Francis and Ell Farm. This quality farm is located just 1/2 mile north of Palmer, Iowa in Bellville Township Section 2. The farm will be offered for sale as one tract; 75.93 +/- acres. Cropland is leased for the 2024 cropping season with an open lease for 2025. The Buyer(s) will receive real estate possession at closing subject to tenants rights. The new buyer will receive a \$150 per cropland acre rent credit at closing.

LAND BROKERS

Luke Skinner 515-468-3610

Matt Skinner 515-443-5004

SALE METHOD

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

FARM LOCATION

Bellville Township, Section 2
1/2 Mile North of Palmer, Iowa

FARM LEASE

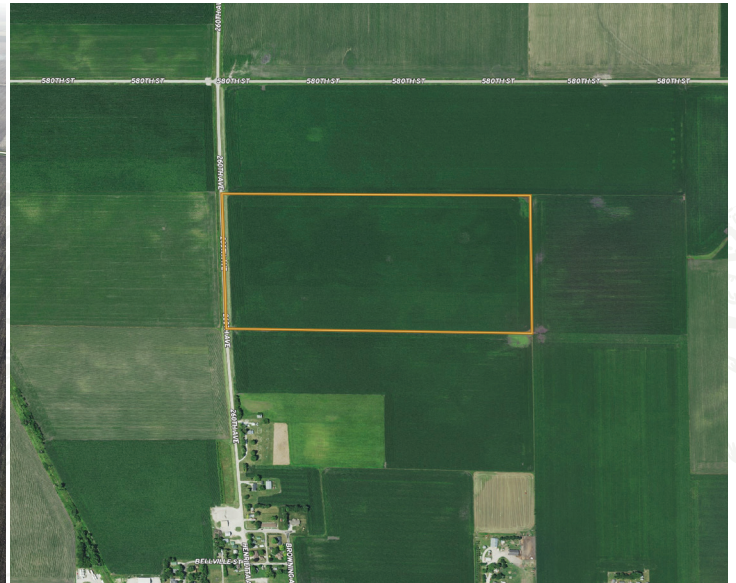
The cropland is leased for the 2024 season with an open lease for 2025.

FARM CLOSING

Closing will be on or before August 15th, 2024. In the event the seller needs to delay closing due to estate procedures the extended closing would be September 19th, 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

75.93 ACRES

AGRICULTURAL INFORMATION

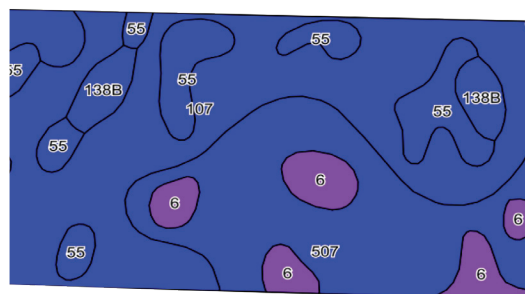
- 75.93 +/- Acres
- 74.5 +/- Cropland Acres
- 83.9 CSR2
- Well Cared For Farm
- County Main Available
- Highly Tillable Farmland
- 1/2 Mile North of Palmer

LOCATION

Bellville TWP
Section 2

PLC YIELD

Corn - 47.01
Soybeans - 27.48



Area Symbol: IA151, Soil Area Version: 30

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Soil Description	35.03	47.0%		IIw	86	81
507	Canisteo clay loam, 0 to 2 percent slopes	21.09	28.3%		IIw	84	76
55	Nicollet clay loam, 1 to 3 percent slopes	10.16	13.6%		Iw	89	86
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.59	7.5%		IIIw	59	55
138B	Clarion loam, 2 to 6 percent slopes	2.63	3.5%		IIe	89	78
Weighted Average						83.9	78.2

**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 7 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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LAND BROKER
AUCTION CONTACT



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**VIEW AUCTION DETAILS AT
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