

THURSDAY, JULY 25TH, 2024 • 1:00PM  
KRUGER SHELTER, GLIDDEN, IA

# LAND AUCTION

CARROLL COUNTY, IA • 99.35 ± 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

**CARROLL COUNTY, IA • 99.35 ± ACRES**

Iowa Land Company is honored to represent and offer this farmland owned by Diana Van Gilder. This quality farm is located just 2.5 miles west of Glidden, Iowa in Grant Township Section 26. The farm will be offered for sale as one tract; 99.35 +/- acres. Cropland has an open lease for 2025. The Buyer(s) will receive real estate possession at closing subject to tenants rights.

## 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

Grant Township, Section 26  
2.5 Miles West of Glidden, Iowa

### FARM LEASE

The cropland has an open lease for 2025.

### FARM CLOSING

Closing will be on or before September 6th, 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

# 99.35 +/- ACRES

## AGRICULTURAL INFORMATION

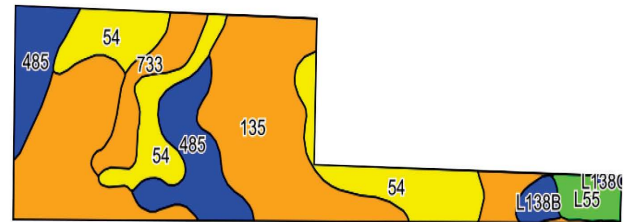
- 99.35 +/- Acres
- 99 +/- Cropland Acres
- 77.4 CSR2
- Solid Producing Farm
- Strong Farming Area
- Highly Tillable Farmland
- 2.5 Miles West of Glidden, IA

## LOCATION

Grant TWP  
Section 26

## PLC YIELD

Corn - 188.7  
Soybeans - 54.7



## Area Symbol: IA027, Soil Area Version: 28

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	47.45	47.9%		IIw	76	78
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	23.11	23.3%		IIw	70	71
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	16.57	16.7%		IIw	88	86
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.31	6.4%		IIw	78	73
L55	Nicollet loam, 1 to 3 percent slopes	3.32	3.4%		Ie	91	-
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	1.95	2.0%		IIe	88	-
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.32	0.3%		IIIe	83	-
<b>Weighted Average</b>						<b>77.5</b>	<b>*-</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 ST.  
CARROLL, IA 51401



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**

**INFO@IOWALANDCOMPANY.COM**



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AUCTION CONTACT



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**VIEW AUCTION DETAILS AT  
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