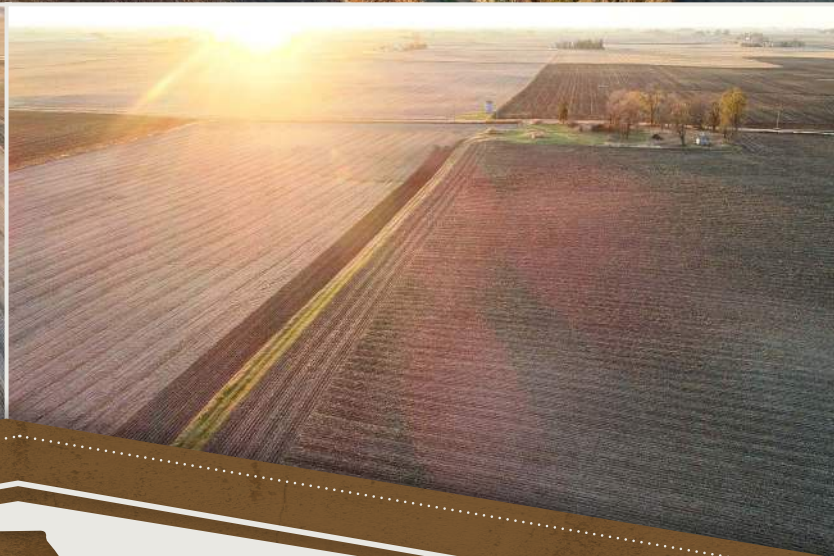


ALL SEALED BIDS DUE BY
MONDAY, DECEMBER 30TH, 2024 • 3:00PM

SEALED BID LAND AUCTION

DALLAS COUNTY, IA • 200 ± ACRES



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

SEALED BID LAND AUCTION

DALLAS COUNTY, IA • 200 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by John S. Carlisle Trust. This quality farm is located just 3.5 miles southwest of Minburn, Iowa in Washington Township, Section 21. The farm will be offered for sale as one tract; 200 +/- acres. Full possession at closing, subject to tenants 2025 farming rights. Cropland is leased for 2025.

All sealed bids shall be submitted to Land Broker Matt Skinner or Land Broker Luke Skinner by December 30th, 2024 at 3:00pm CST.

LAND BROKERS

Matt Skinner 515-443-5004

Luke Skinner 515-468-3610

SALE METHOD

The farm will be sold as one tract via SEALED BID method of sale. All sealed bids are due to Iowa Land Company on Monday, December 30th, 2024 by 3:00pm CST.

SEND BIDS TO:

Iowa Land Company Attn: Matt Skinner
2540 106th St. Suite 201 Urbandale, IA 50322

FARM LOCATION

Washington Township, Section 21
3.5 Miles Southwest of Minburn, Iowa

FARM LEASE

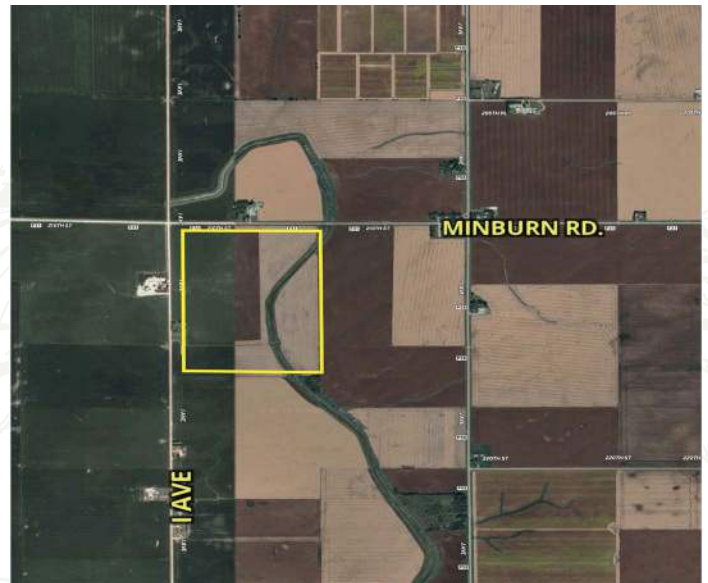
Cropland is leased for 2025.

FARM CLOSING

Closing will be on or before February 14th, 2025.

FARM POSSESSION

Buyer will receive full possession at closing, subject to tenants 2025 farming 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

200 +/- ACRES

AGRICULTURAL INFORMATION

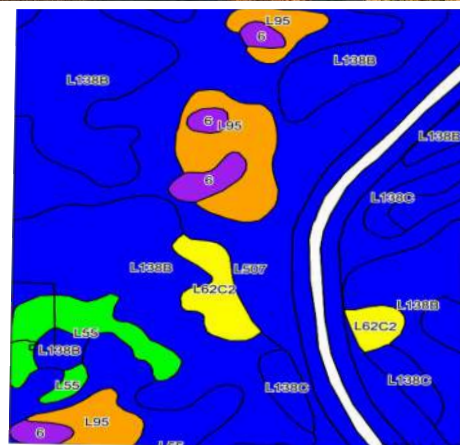
- 200 +/- Gross Acres
- 185.85 +/- FSA Cropland Acres
- 85 CSR2
- 50/50% Crop Share Agreement
- Located In A Strong Farming Area
- Located 3.5 Miles Southwest of Minburn, IA

LOCATION

Washington TWP
Section 21

PLC YIELD

Corn - 143
Soybeans - 42



Area Symbol: IA049, Soil Area Version: 31

| Code | Soil Description | Acres | Percent of Field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR |
|------------------|--|-------|------------------|-------------|------------------|--------|-----|
| L507 | Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes | 78.79 | 41.9% | | IIw | 87 | - |
| L138B | Clarion loam, Bemis moraine, 2 to 6 percent slopes | 70.08 | 37.2% | | IIe | 88 | - |
| L95 | Harps clay loam, Bemis moraine, 0 to 2 percent slopes | 14.15 | 7.5% | | IIw | 75 | - |
| L55 | Nicollet loam, 1 to 3 percent slopes | 7.23 | 3.8% | | Ie | 91 | - |
| L138C | Clarion loam, Bemis moraine, 6 to 10 percent slopes | 7.12 | 3.8% | | IIIe | 84 | - |
| L62C2 | Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded | 6.31 | 3.3% | | IIIe | 64 | - |
| 6 | Okoboji silty clay loam, 0 to 1 percent slopes | 4.73 | 2.5% | | IIIw | 59 | 59 |
| Weighted Average | | | | | | 85 | *- |

**IA has updated the CSR values for each county to CSR2

*c: Using Capabilities Class Dominant Condition Aggregation Method



ABOUT US

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.

2540 106TH ST. SUITE 201
URBANDALE, IA 50322



- 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
AUCTION CONTACT

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2540 106TH ST. SUITE 201 URBANDALE, IA 50322



**VIEW AUCTION DETAILS AT
IOWALANDCOMPANY.COM**