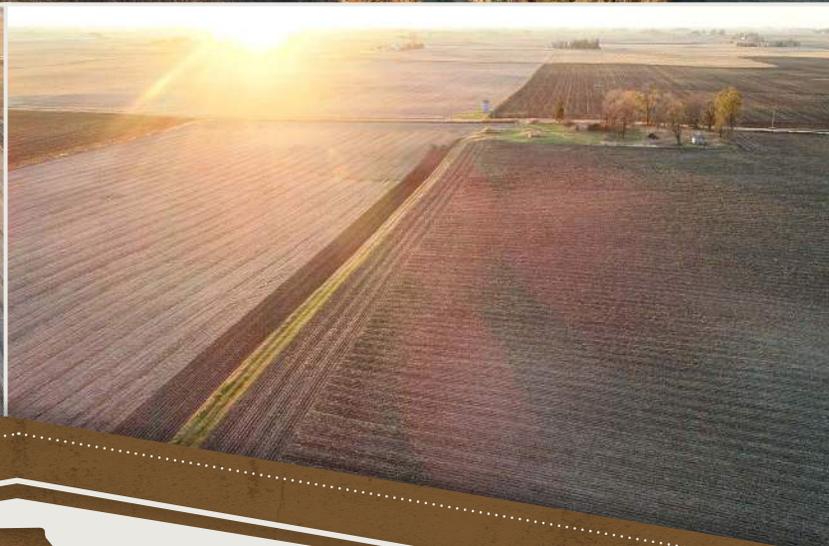


ALL SEALED BIDS DUE BY  
MONDAY, DECEMBER 30TH, 2024 • 3:00PM

# SEALED BID LAND AUCTION

DALLAS COUNTY, IA • 200 ± ACRES



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

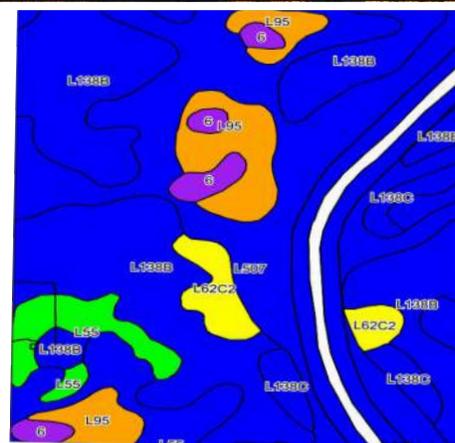
- 200 +/- Gross Acres
- 185.85 +/- FSA Cropland Acres
- 85 CSR2
- 50/50% Crop Share Agreement
- Located In A Strong Farming Area
- Located 3.5 Miles Southwest of Minburn, IA

## 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
<b>Weighted Average</b>						<b>85</b>	<b>*-</b>

\*\*IA has updated the CSR values for each county to CSR2  
\*c: Using Capabilities Class Dominant Condition Aggregation Method



# ABOUT US

2540 106TH ST. SUITE 201  
URBANDALE, IA 50322



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**



**MATT SKINNER**  
515-443-5004  
LAND BROKER  
AUCTION CONTACT

**LUKE SKINNER**  
515-468-3610  
LAND BROKER  
AUCTION CONTACT

**SEALED BID LAND AUCTION • DALLAS COUNTY, IA • 200 ± ACRES**

ALL BIDS DUE BY: MONDAY, DECEMBER 30TH, 2024 • 3:00PM  
SEND BIDS TO: IOWA LAND COMPANY ATTN: MATT SKINNER  
2540 106TH ST. SUITE 201 URBANDALE, IA 50322



**VIEW AUCTION DETAILS AT  
IOWALANDCOMPANY.COM**