

SALE DATE

THURSDAY, JANUARY 16TH, 2025 • 1:00PM

ONLINE ONLY LAND AUCTION

DES MOINES COUNTY, IA • 77 ± ACRES



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

ONLINE ONLY LAND AUCTION

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Iowa Land Company is honored to represent and offer this farmland owned by Lon Hutchcroft Farm. This quality farm is located just 7 miles east of Mediapolis, Iowa in Huron Township, Section 25 and 30. The farm will be offered for sale as one tract; 77 +/- acres. Full possession is March 1st, 2026 subject to tenants 2025 farming rights. Cropland is leased for 2025.

Online only bidding at
www.iowaLandCompany.com

LAND BROKERS

Jim Davis 641-777-5484

Luke Skinner 515-468-3610

SALE METHOD

The farm will be sold as one tract via ON-LINE ONLY method of sale. Bidding will end Thursday, January 16th, 2025 @ 1:00pm on-line at www.iowaLandCompany.com.

FARM LOCATION

Huron Township, Section 25 & 30

7 Miles East of Mediapolis, Iowa

5 Miles South of Oakville, Iowa

FARM LEASE

Cropland is leased for 2025.

FARM CLOSING

Closing will be on or before February 25th, 2025.

FARM POSSESSION

Buyer will receive real estate possession at closing, and full possession March 1st, 2026 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

77 +/- ACRES

AGRICULTURAL INFORMATION

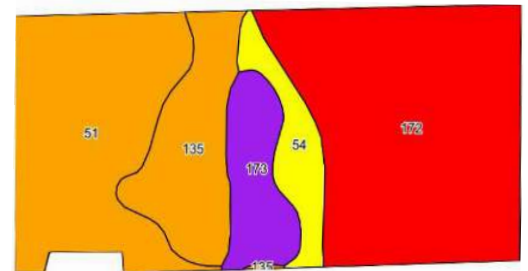
- 77 +/- Acres
- 77.92 +/- FSA Cropland Acres
- 56.7 CSR2
- 59.8 CSR
- Located Off A Hard Surface Road
- Nice Laying Farm
- Buyer Will Recive 2025 Farm Income
- Located 7 Miles East Of Mediapolis, IA

LOCATION

Huron TWP
Section 25 & 30

PLC YIELD

Corn - 131
Soybeans - 46



Area Symbol: IA057, Soil Area Version: 29

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
172	Wabash silty clay, 0 to 2 percent slopes	33.20	42.9%		IIIw	37	45
51	Vesser silt loam, 0 to 2 percent slopes	22.27	28.8%		IIw	74	70
135	Coland clay loam, 0 to 2 percent slopes	10.56	13.6%		IIw	74	80
173	Hoopeston sandy loam, 0 to 2 percent	6.41	8.3%		IIs	60	60
54	Zook silty clay loam, 0 to 2 percent slopes	4.97	6.4%		IIw	69	70
Weighted Average						56.7	59.8

**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

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LAND AGENT
AUCTION CONTACT



LUKE SKINNER
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LAND BROKER
AUCTION CONTACT

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BID ONLINE AT: WWW.IOWALANDCOMPANY.COM



VIEW AUCTION DETAILS AT
IOWALANDCOMPANY.COM