

THURSDAY, MAY 1ST, 2025 • 1:00PM  
COMMUNITY HALL • HAWKEYE, IA

# LAND AUCTION

FAYETTE COUNTY, IA • 74.33 ± 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

## FAYETTE COUNTY, IA • 74.33 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Michael J. Barnes Et Al. This quality farm is located just 6.5 miles Southeast of Hawkeye, Iowa in Center Township, Section 10. The farm will be offered for sale as one tract; 74.33 +/- net acres. Real estate possession at closing, full possession on March 1st, 2026, per tenant's rights. Leased for 2025 agricultural season.

### LAND BROKERS

**Nick Skinner** 515-650-0974

**Cody Skinner** 515-443-6343

#### SALE METHOD

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

#### FARM LOCATION

Center Township, Section 10

6.5 Miles Southwest of Hawkeye, Iowa

#### FARM LEASE

The cropland acres are leased for 2025.

#### FARM CLOSING

Closing will be on or before June 17th, 2025

#### FARM POSSESSION

Buyer will receive real estate possession at closing and full possession March 1st, 2026, per tenant's 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

# 74.33 +/- ACRES

### AGRICULTURAL INFORMATION

- 74.33 +/- Taxable Acres
- 73.16 +/- Cropland Acres
- 74.8 CSR2
- Older Tile In Place
- Natural Drainage
- Quality Tillable Acres
  - Bassett Loam Soil
  - Clyde-Floyd Complex Soil
- 6.5 Miles Southeast of Hawkeye, IA

### LOCATION

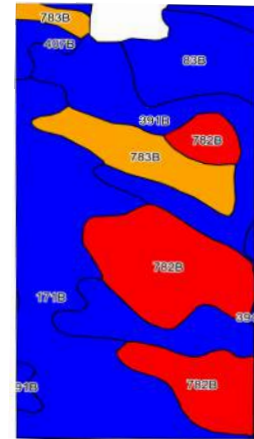
Center TWP  
Section 10

### PLC YIELD

Corn - 148  
Soybeans - NA

### TAXES

\$2,460 +/-  
Annually Estimated



### Area Symbol: IA145, Soil Area Version: 28

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
171B	Bassett loam, 2 to 5 percent slopes	22.68	30.9%	[Blue]	Ile	85	80
391B	Clyde-Floyd compls, 1 to 4 percent slopes	17.89	24.4%	[Blue]	Ilw	87	73
782B	Donnan loam, 2 to 5 percent slopes	17.53	23.9%	[Red]	Ile	43	50
83B	Kenyon loam, 2 to 5 percent slopes	7.05	9.6%	[Blue]	Ile	90	85
783B	Cresco loam, 2 to 5 percent slopes	6.71	9.1%	[Yellow]	Ile	73	65
407B	Schley loam, 1 to 4 percent slopes	1.44	2.0%	[Blue]	Ilw	81	72
394B	Ostrander loam, 2 to 5 percent slopes	0.09	0.1%	[Blue]	Ile	88	85
<b>Weighted Average</b>						<b>74.8</b>	<b>70.1</b>

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



# ABOUT US

Over the past 8 years, Iowa Land Company has assisted in selling 500 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.

1705 WEST D. STREET SUITE 3  
VINTON, IA 52349



- FARMLAND LISTINGS
- FARMLAND AUCTIONS
- FAMILY OWNED COMPANY
- EXPERIENCED SALES TEAM
- SERVING ALL 99 COUNTIES
- NATIONAL MARKETING
- FARM APPRAISALS



**BRANDED IN LAND**

**INFO@IOWALANDCOMPANY.COM**



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LAND AGENT  
AUCTION CONTACT

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515-443-6343  
LAND BROKER  
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**VIEW AUCTION DETAILS AT  
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