

TUESDAY, JUNE 10TH, 2025 • 1:00PM

LISCOMB COMMUNITY BUILDING • LISCOMB, IA

LAND AUCTION

MARSHALL COUNTY, IA • 233.32 ± ACRES



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

LAND AUCTION

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Iowa Land Company is honored to represent and offer this farmland owned by Collins Blue Grass Farm, LLC. This quality 2 tract farm is located between Albion & Liscomb, Iowa in Bangor Township, Sections 24 & 25. The farm will be offered for sale as two tracts totaling 233.32 +/- acres.

Tract 1 - 77.19 +/- Taxable Acres, 74.85 +/- NHEL Cropland Acres.

Tract 2 - 156.13 +/- Taxable Acres, 130.55 +/- NHEL Cropland Acres.

Cropland is leased for the 2025 cropping season. The buyer(s) will receive real estate possession at closing and full possession March 1st, 2026 per tenants rights. Buyer(s) will receive the entire 2025 farm cash rent income.

LAND BROKERS

Cody Skinner 515-443-6343

Nick Skinner 515-650-0974

SALE METHOD

The farm will be sold at live public auction with online and phone bidding opportunities for all buyers via "buyer's choice method."

FARM LOCATION

Tract 1 - Bangor Township, Section 24.

Tract 2 - Bangor Township, Section 25.

FARM LEASE

The 2025 agricultural possession is leased. Buyer(s) will receive the entire 2025 farm cash rent income.

FARM CLOSING

Tracts 1 & 2 will close on or before July 16th, 2025

FARM POSSESSION

The buyer(s) will receive real estate possession at closing and full possession March 1st, 2026 per tenants 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

TRACT 1

77.19 ACRES

AGRICULTURAL INFORMATION

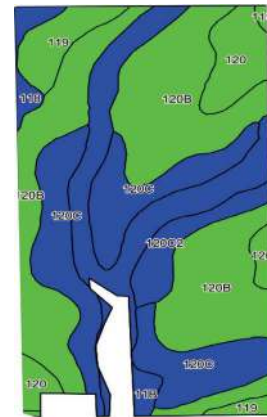
- 77.19 +/- Taxable Acres
- 74.85 +/- NHEL Cropland Acres
- 92.7 CSR2
- Majority Soil Type
 - Tama Silty Clay Loam (95 CSR2)
- Natural Water Drainage

LOCATION

Bangor TWP
Section 24

PLC YIELD

Corn - 172
Soybeans - 53



Area Symbol: IA127, Soil Area Version: 29

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120B	Tama silty clay loam, 2 to 5 percent slopes	31.78	42.5%		Ile	95	95
120C	Tama silty clay loam, 5 to 9 percent slopes	17.25	23.0%		IIle	90	80
11B	Colo-Ely complex, 0 to 5 percent slopes	11.38	15.2%		IIw	86	68
120	Tama silty clay loam, 0 to 2 percent slopes	5.69	7.6%		I	100	100
119	Muscatine silty clay loam, 0 to 2 percent slopes	3.98	5.3%		Iw	100	100
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	3.34	4.5%		IIle	87	78
118	Garwin silty clay loam, 0 to 2 percent slopes	1.45	1.9%		IIw	90	95
Weighted Average						92.7	87.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method





LINES ARE APPROXIMATE

TRACT 2

156.13 ACRES

AGRICULTURAL INFORMATION

- 156.13 +/- Taxable Acres
- 130.55 +/- NHEL Cropland Acres
- 94.3 CSR2
- 27.33 Pasture Acres (89.9)
- Majority Soil Types
 - Muscatine Silty Clay Loam
 - Tama Silty Clay Loam
- Several Outbuildings Sold "AS-IS"

LOCATION

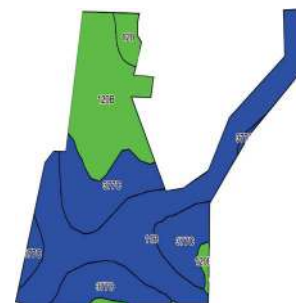
Bangor TWP
Section 25

PLC YIELD

Corn - 172
Soybeans - 53



CROPLAND SOIL



PASTURE SOIL

Area Symbol: IA127, Soil Area Version: 29

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120B	Tama silty clay loam, 2 to 5 percent slopes	54.07	41.4%		Ile	95	95
119	Muscatine silty clay loam, 0 to 2 percent slopes	21.97	16.8%		Iw	100	100
377C	Dinsdale silty clay loam, 5 to 9 percent	14.94	11.4%		IIle	90	75
120	Tama silty clay loam, 0 to 2 percent slopes	12.03	9.2%		I	100	100
11B	Colo-Ely complex, 0 to 5 percent slopes	9.67	7.4%		IIw	86	68
120C	Tama silty clay loam, 5 to 9 percent slopes	8.51	6.5%		IIIe	90	80
118	Garwin silty clay loam, 0 to 2 percent slopes	6.79	5.2%		IIw	90	95
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	2.76	2.1%		IIIe	85	73
						94.3	90.6

Pasture Soil: Area Symbol: IA127, Soil Area Version: 29

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
11B	Colo-Ely complex, 0 to 5 percent slopes	9.28	41.1%		IIw	86	68
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	7.15	31.6%		IIIe	90	75
120B	Tama silty clay loam, 2 to 5 percent slopes	5.56	24.6%		Ile	95	95
120	Tama silty clay loam, 0 to 2 percent slopes	0.62	2.7%		I	100	100
						89.9	77.7



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.

717 G AVENUE
GRUNDY CENTER, IA 50638



- FARMLAND LISTINGS
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- EXPERIENCED SALES TEAM
- SERVING ALL 99 COUNTIES
- NATIONAL MARKETING
- FARM APPRAISALS



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**VIEW AUCTION DETAILS AT
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