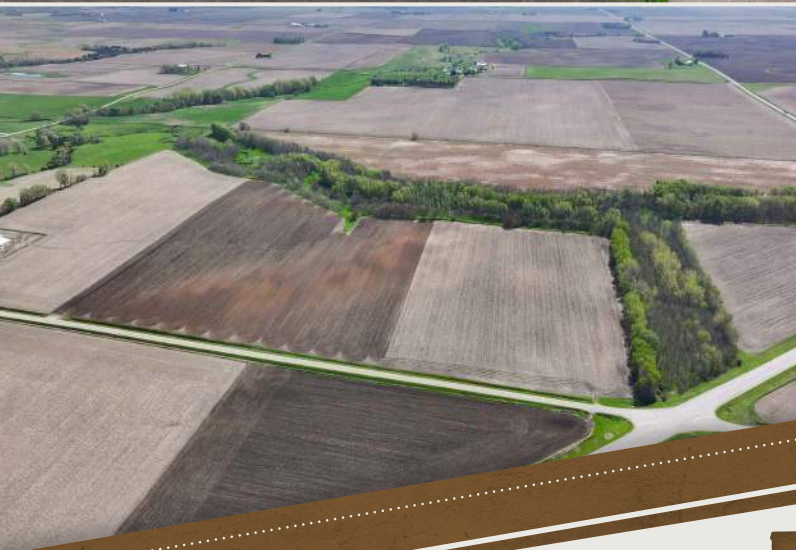


ALL SEALED BIDS DUE BY  
THURSDAY, JUNE 19TH, 2025 • 4:00PM

# SEALED BID LAND AUCTION

GREENE COUNTY, IA • 79.9 ± 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

## GREENE COUNTY, IA • 79.9 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by John Zimmerman. This quality farm is located just 1.5 miles north of Ralston, Iowa in Kendrick Township, Section 30. The farm will be offered for sale as one tract; 79.9 +/- acres. Buyer will receive real estate possession upon high bid acceptance, subject to tenants rights. Cropland is Leased for 2025.

**All sealed bids shall be submitted to Land Broker Luke Skinner or Land Broker Matt Skinner by June 19th, 2025 at 4:00pm CST.**

### LAND BROKERS

**Luke Skinner** 515-468-3610

**Matt Skinner** 515-443-5004



### 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 Thursday, June 19th, 2025 by 4:00pm CST.

### SEND BIDS TO:

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

### FARM LOCATION

Kendrick Township, Section 30  
1.5 Miles North of Ralston, Iowa

### FARM LEASE

Cropland is leased for the 2025 crop year. A rent credit at closing of \$12,000 will be received by the buyer.

### FARM CLOSING

Closing will be on or before July 31st, 2025

### FARM POSSESSION

Buyer will receive real estate possession upon high bid acceptance, subject to 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\*

# FARM INFO

# 79.9 +/- ACRES

## AGRICULTURAL INFORMATION

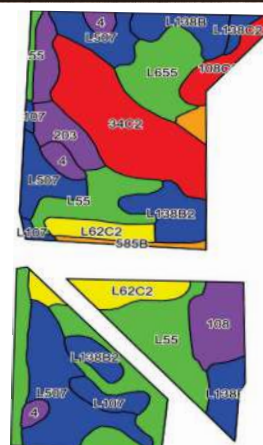
- 79.9 +/- Taxable Acres
- 79 +/- FSA Cropland Acres
- 70 CSR2
- Strong Farming Area
- Pavement Access
- Located 1.4 Miles North of Ralston, Iowa

## LOCATION

Kendrick TWP  
Section 30

## PLC YIELD

Corn - 133  
Soybeans - 39



## Area Symbol: IA073, Soil Area Version: 30

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L55	Nicollet loam, 1 to 3 percent slopes	17.65	22.0%		Ie	91	-
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	13.07	16.3%		IIw	87	-
34C2	Estherville sandy loam, 5 to 9 percent slopes, moderately eroded	11.82	14.7%		IVe	13	8
L655	Crippin loam, Bemis moraine, 1 to 3 percent slopes	5.20	6.5%		Ie	91	-
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.19	6.5%		IIIe	64	-
L138B	Clarion loam, Bemis moraine 2 to 6 percent slopes	4.99	6.2%		Ile	88	-
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	4.94	6.1%		Ile	85	-
<b>Weighted Average</b>						<b>70</b>	<b>*-</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.

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**



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

**MATT SKINNER**  
515-443-5004  
LAND BROKER  
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**VIEW AUCTION DETAILS AT  
IOWALANDCOMPANY.COM**