

ALL SEALED BIDS DUE BY
TUESDAY, AUGUST 26TH, 2025 • 3:00PM

SEALED BID LAND AUCTION

FAYETTE COUNTY, IA • 73.58 ± ACRES



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

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Iowa Land Company is honored to represent and offer this farmland owned by Mary E. Warnke Seegers. This quality farm is located just 3.5 miles west of Westgate, Iowa in Fremont, Section 17. The farm will be offered for sale as one tract totaling 73.58 +/- acres. The farms are leased for the 2025 agriculture season. The buyer shall receive real estate possession at closing and full agriculture possession March 1, 2026. The seller will retain the entire 2025 farm cash rent income.

All sealed bids shall be submitted to Land Agent Nick Skinner or Land Broker Cody Skinner by August 26th, 2025 at 3:00pm CST.

LAND BROKERS

Nick Skinner 515-650-0974

Cody Skinner 515-443-6343

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 Tuesday, August 26th, 2025 by 3:00pm CST.

SEND BIDS TO:

Iowa Land Company Attn: Nick Skinner
717 G Avenue, Grundy Center, IA 50638 or
Email Nick@iowalandcompany.com or
Cody@iowalandcompany.com.

FARM LOCATION

Fremont Township, Section 17
3.5 Miles West of Westgate, Iowa

FARM LEASE

The farm is leased for 2025 per a cash rent agreement. Seller will retain the entire 2025 farm cash rent income.

FARM CLOSING

Closing will be on or before October 9th, 2025.

FARM POSSESSION

The buyer shall receive real estate possession at closing and full possession March 1, 2026.



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

73.58 +/- ACRES

AGRICULTURAL INFORMATION

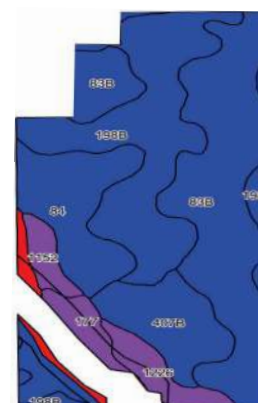
- 73.58 +/- Acres
- 67.77 +/- FSA NHEL Cropland Acres
- 84.1 CSR2
- 5.61 +/- CRP Acres (\$1,737 Annually)
- Tile In Place
- Majority Soil Types
 - Kenyon, Clyde, and Floyd Loam Soils
- Located 3.5 Miles West of Westgate, IA

LOCATION

Fremont TWP
Section 17

PLC YIELD

Corn - 149
Soybeans - 46



Area Symbol: IA075, Soil Area Version: 29

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	22.89	34.4%		IIe	90	85
198B	Floyd Loam, 1 to 4 percent slopes	18.74	28.0%		IIw	89	80
84	Clyde clay loam, 0 to 3 percent slopes	10.85	16.2%		IIw	88	75
407B	Schley loam, 1 to 4 percent slopes	6.65	9.9%		IIw	81	72
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.78	4.2%		IIs	59	71
177	Saude loam, 0 to 2 percent slopes	1.97	2.9%		IIs	60	64
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	1.77	2.6%		IIw	54	67
C135	Coland clay loam, channeled, 0 to 2 percent slopes	1.21	1.81%		Vw	18	25
Weighted Average						84.1	77.9

**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 650 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
- FARMLAND AUCTIONS
- FAMILY OWNED COMPANY
- EXPERIENCED SALES TEAM
- SERVING ALL 99 COUNTIES
- NATIONAL MARKETING
- FARM APPRAISALS



BRANDED IN LAND

INFO@IOWALANDCOMPANY.COM



NICK SKINNER
515-650-0974
LAND AGENT
AUCTION CONTACT



CODY SKINNER
515-443-6343
LAND BROKER
AUCTION CONTACT

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**VIEW AUCTION DETAILS AT
IOWALANDCOMPANY.COM**