

THURSDAY, SEPTEMBER 25TH, 2025 • 1:00PM
ADAIR COUNTY FAIR GROUNDS • GREENFIELD, IA

LAND AUCTION

ADAIR COUNTY, IA • 334.69 ± 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 Frank L Sackett Revocable Trust. Tracts 1, 2 & 3 are located in south central Adair County in Richland Township, Sections 3, 10, & 15. The farm will be offered for sale as three tracts; totaling 334.69 +/- acres.

Tract 1 - 114.5 +/- Acres, 112.56 +/- Cropland Acres.

Tract 2 - 64.19 +/- Acres, 63.26 +/- Cropland Acres.

Tract 3 - 156 +/- Acres, 148.37 +/- Cropland Acres.

Cropland is leased for the 2025 agricultural season. Buyer to receive a \$100 per cropland credit at closing. Buyer will receive real estate possession at closing subject to tenants rights.

LAND BROKERS

Luke Skinner 515-468-3610

Matt Skinner 515-443-5004

SALE METHOD

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

FARM LOCATION

Tract 1 - Richland Township, Section 3

Tract 2 - Richland Township, Section 10

Tract 3 - Richland Township, Section 15

FARM LEASE

The farm is currently leased for 2025. Buyer to receive a \$100 per cropland credit at closing.

FARM CLOSING

On or Before November 13th, 2025

FARM POSSESSION

Buyer will receive real estate possession at closing 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.



TRACT 1

114.5 ACRES

AGRICULTURAL INFORMATION

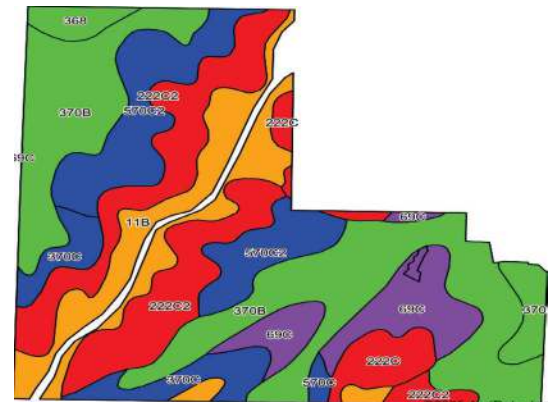
- 114.5 +/- Acres
- 112.56 +/- Cropland Acres
- 72.2 CSR2
- Rolling Productive Farmland
- Strong Farming Area
- Highly Tillable Farmland

LOCATION

Adair County
Richland TWP
Section 3

PLC YIELD

Corn - 142
Soybeans - 42



Area Symbol: IA001, Soil Area Version: 33

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	34.65	30.6%		Ile	91	87
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	22.05	19.6%		IVw	38	25
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	15.47	13.7%		IIIe	81	64
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	14.38	12.8%		IIw	80	69
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	9.43	8.4%		IIIw	59	50
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	6.51	5.8%		IIIe	81	72
222C	Clarinda silty clay loam, 5 to 9 percent slopes	5.06	4.5%		IVw	36	30
Weighted Average						72.2	63

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

*c: Using Capabilities Class Dominant Condition Aggregation Method





LINES ARE APPROXIMATE

TRACT 2

64.19 ACRES

AGRICULTURAL INFORMATION

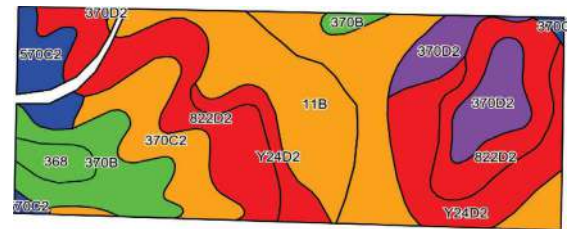
- 64.19 +/- Acres
- 63.26 +/- Cropland Acres
- 58.8 CSR2
- Rolling Productive Farmland
- Strong Farming Area
- Highly Tillable Farmland

LOCATION

Adair County
Richland TWP
Section 10

PLC YIELD

Corn - 142
Soybeans - 42



Area Symbol: IA001, Soil Area Version: 33

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	18.26	28.8%		IIw	80	69
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	14.29	22.6%		IVe	10	15
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	9.16	14.5%		IIIe	49	-
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	5.87	9.3%		Ile	91	87
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	5.69	9.0%		IIIe	80	67
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	5.35	8.5%		IIIe	54	57
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	2.98	4.7%		IIIe	81	64
Weighted Average						58.9	*-





LINES ARE APPROXIMATE

TRACT 3

156 ACRES

AGRICULTURAL INFORMATION

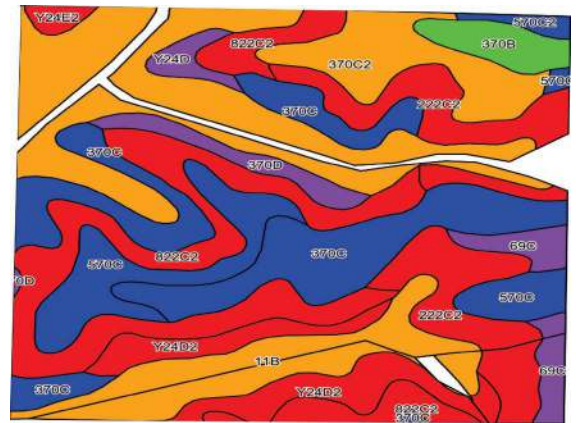
- 156 +/- Acres
- 148.37 +/- Cropland Acres
- 64.2 CSR2
- Rolling Productive Farmland
- Strong Farming Area
- Wind ROI

LOCATION

Adair County
Richland TWP
Section 15

PLC YIELD

Corn - 142
Soybeans - 42



Area Symbol: IA001, Soil Area Version: 33

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	36.17	24.3%		IIw	80	69
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	24.90	16.8%		IIIe	81	72
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	24.88	16.8%		IIIe	32	24
222C2	Clarinda silty clay loam, 5 to 9 percent slopes	17.13	11.5%		IVw	38	25
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	11.92	8.0%		IIIe	84	69
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	9.85	6.6%		IIIe	49	-
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	9.24	6.2%		IIIe	80	67
Weighted Average						64.2	*-



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.

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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**VIEW AUCTION DETAILS AT
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