ALL SEALED BIDS DUE BY TUESDAY, SEPTEMBER 30TH, 2025 • 3:00PM

SEALED BID LAND AUCTION

TAMA COUNTY, IA · 117.51 ± ACRES



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

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lowa Land Company is honored to represent and offer this farmland owned by Cynthia Britton. This quality farm is located just 7 miles South of Grundy Center, Iowa in Lincoln Township, Sections 7 & 8. The farm will be offered for sale as one tract totaling 117.51 +/- acres. The farm is leased for 2025 per a cash rent agreement. Seller will retain the entire 2025 farm cash rent income. The farm will have an open 2026 farm lease for the new buyer. Buyer will receive real estate possession at closing and full possession March 1st, 2026.

All sealed bids shall be submitted to Land Agent Nick Skinner or Land Broker Cody Skinner by September 30th, 2025 at 3:00pm CST.

LAND BROKERS

Nick Skinner 515-650-0974 **Cody Skinner** 515-443-6343

120TH ST.

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, September 30th, 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

Lincoln Township, Sections 7 & 8

7 Miles South of Grundy Center, Iowa

FARM LEASE

The farm is leased for 2025 per a cash rent agreement. Seller will retain the entire 2025 farm cash rent income. The farm will have an open 2026 farm lease for the new buyer.

FARM CLOSING

Closing will be on or before November 13th, 2025

FARM POSSESSION

Buyer will receive real estate possession at closing and full possession March 1st, 2026.



LEGAL TERMS Information provided herein was obtained from sources deemed reliable, but neither lowa Land Company nor the Seller make any guarantees or warranties as to it's accuracy. All potential bidders are urged to inspect the property, it's 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 lowa 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.



FARM INFO

117.51 +/- ACRES

AGRICULTURAL INFORMATION

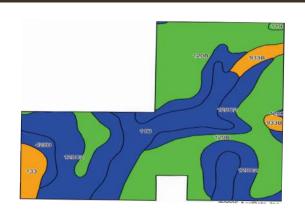
- 117.51 +/- Taxable Acres
- 114.84 +/- FSA NHEL Cropland Acres
- 89.7 CSR2
- Natural Drainage
- Open Lease For 2026
- Located 7 Miles South of Grundy Center, IA

LOCATION

Lincoln TWP Sections 7 & 8

PLC YIELD

Corn - 175 Soybeans - 52



Area Symbol: IA171, 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	50.16	43.4%		lle	95	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	36.16	31.2%		IIIe	87	78
11B	Colo-Ely complex, 0 to 5 percent slopes	18.73	16.2%		llw	86	68
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.93	3.4%		IIw	78	85
933B	Sawmill silty clay loam, shallow loess, 1 to 4 percent slopes, occasionally flooded	3.52	3.0%		llw	76	80
428B	Ely silty clay loam, 2 to 5 percent slopes	2.92	2.5%		lle	88	88
119	Muscatine silty clay loam, 0 to 2 percent slopes	0.37	0.3%		Iw	100	100
Weighted Average						89.7	84.4

^{**}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 lowa 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.





- 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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VIEW AUCTION DETAILS AT IOWALANDCOMPANY.COM