

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
IowaLandCompany.com info@iowalandcompany.com

SEALED BID LAND AUCTION

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Iowa 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

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 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.



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%		Ile	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%		IIw	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%		IIw	76	80
428B	Ely silty clay loam, 2 to 5 percent slopes	2.92	2.5%		Ile	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 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**