

THURSDAY, SEPTEMBER 18TH, 2025 • 1:00PM
AMERICAN LEGION POST • GLADBROOK, IA

LAND AUCTION

TAMA COUNTY, IA • 155.38 ± 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 Thistlewood Farms LLC. This quality farm is located just 3 miles West of Garwin, Iowa in Carlton Township, Section 8. The farm will be offered for sale as one tract; 155.38 +/- taxable acres. Real estate possession at closing, full possession on March 1st, 2026, per tenant's rights. Leased for 2025 agricultural season.

LAND BROKERS

Cody Skinner 515-443-6343

Nick Skinner 515-650-0974

SALE METHOD

The farm will be sold at live public auction with online and phone bidding opportunities for all buyers.

FARM LOCATION

Carlton Township, Section 8
3 Miles West of Garwin, Iowa

FARM LEASE

The farm is leased for the 2025 farming season, the buyer will receive \$22,975 of the 2025 cash rent at closing.

FARM CLOSING

On or before October 28th, 2025

FARM POSSESSION

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



FARM INFO 155.38 +/- ACRES

AGRICULTURAL INFORMATION

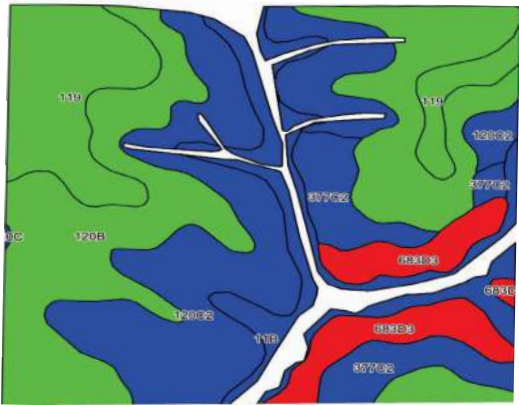
- 155.38 +/- Taxable Acres
- 149.56 +/- Cropland Acres
- 88.1 CSR2
- Great Targeted Tile Drainage
- Cash Rent Income
- Quality Tillable Acres
- 3 Miles West of Garwin, IA

LOCATION

Carlton TWP
Section 8

PLC YIELD

Corn - 171
Soybeans - 51



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	49.11	33.9%		Ile	95	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	38.73	26.7%		IIle	87	78
119	Muscatine silty clay loam, 0 to 2 percent slopes	19.50	13.4%		Iw	100	100
11B	Colo-Ely complex, 0 to 5 percent slopes	14.02	9.7%		IIw	86	68
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	11.99	8.3%		IIIle	85	73
683D3	Liscomb loam, 9 to 14 percent slopes, severely eroded	11.68	8.0%		IVe	48	56
120C	Tama silty clay loam, 5 to 9 percent slopes	0.07	0.0%		IIIle	90	80
Weighted Average						88.1	83.6

**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, IOWA 50638



- 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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LAND AGENT
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**VIEW AUCTION DETAILS AT
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