

TUESDAY, OCTOBER 21ST, 2025 • 1:00PM

ONLINE ONLY [WWW.IOWALANDCOMPANY.COM](http://WWW.IOWALANDCOMPANY.COM)

# ONLINE ONLY LAND AUCTION

DES MOINES COUNTY, IA • 63.30 ± ACRES



IOWA'S PROFESSIONAL LAND AUCTION SERVICE ACROSS ALL OF IOWA  
[IowaLandCompany.com](http://IowaLandCompany.com) [info@iowalandcompany.com](mailto:info@iowalandcompany.com)



# ONLINE ONLY LAND AUCTION

## DES MOINES COUNTY, IA • 63.30 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by ACC 940 LLC. This quality 1 tract farm is located south of Danville, Iowa in Southwest Des Moines County, Iowa. The farm will be offered for sale as one tract; 63.30 +/- acres.

### Tract 1 -

63.30 +/- Acres, 60.76 +/- Cropland Acres.

The farm will be sold with a one year lease in place, new buyer will receive the entire 2026 cropland rent. Buyer will receive real estate possession at closing Subject to tenants rights. Cropland leased for 2026.

### LAND BROKERS

**Jim Davis** 641-777-5484

**Matt Skinner** 515-443-5004

### SALE METHOD

The farm will be sold via online bidding only at [www.IowaLandCompany.com](http://www.IowaLandCompany.com).

### FARM LOCATION

Tract 1 -

Des Moines County, Danville Township, Section 34.

### FARM LEASE

The farm will be sold with a one year lease in place, new buyer will receive the entire 2026 cropland rent.

### FARM TAXES

\$2,750 +/- Annually Estimated.

Taxes to be prorated on the date of closing.

### FARM CLOSING

On or Before December 2nd, 2025

### FARM POSSESSION

Buyer will receive real estate possession at closing Subject to tenants rights. Cropland leased for 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\*

# TRACT 1

# 63.30 ACRES

## AGRICULTURAL INFORMATION

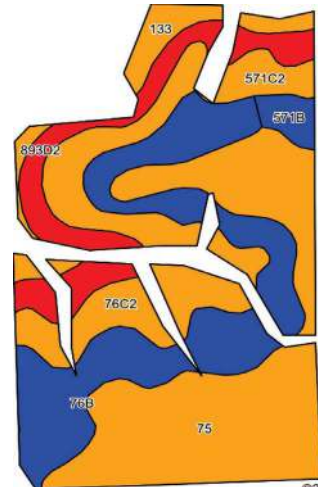
- 63.30 +/- Acres
- 60.76 +/- Cropland Acres
- 55.15 +/- Currently Being Farmed
- 76.2 CSR2
- Solid Producing Farm
- Strong Farming Area
- Established Easement/ HWY Access

## LOCATION

Danville TWP  
Section 34

## PLC YIELD

Corn - NA  
Soybeans - NA



## Area Symbol: IA057, Soil Area Version: 29

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
75	Givin silt loam, 1 to 3 percent slopes	18.70	33.9%		Iw	80	75
76B	Ladoga silt loam, 2 to 5 percent slopes	14.89	27.0%		IIe	86	85
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	9.88	17.9%		IIIe	75	65
893D2	Gara-Rinda complex, 9 to 14 percent slopes, moderately eroded	5.89	10.7%		IVe	39	19
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.95	5.4%		IIw	78	80
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	1.70	3.1%		IIIe	75	62
571B	Hedrick silt loam, 2 to 5 percent slopes	1.12	2.0%		IIe	85	82
Weighted Average						76.2	69.9

\*\*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.

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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LAND BROKER  
AUCTION CONTACT

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