

THURSDAY, OCTOBER 9TH, 2025 • 1:00PM  
ELKS LODGE • SHENANDOAH, IA

# LAND AUCTION

FREMONT COUNTY, IA • 97.07 ± ACRES



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

# LAND AUCTION

## FREMONT COUNTY, IA • 97.07 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Michael and Robert Whitney. This quality farm is located just 7 miles Northeast of Sidney, Iowa in Prairie Township, Section 3. The farm will be offered for sale as one tract; 97.07 +/- taxable acres. Real estate possession at closing, full possession on March 1st, 2026, per tenant's rights. The farm is leased for the 2025 farming season, the 2025 farm lease has been terminated. The buyer will receive full possession of the 2026 agricultural lease.

### 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

Prairie Township, Section 3

7 Miles Northeast of Sidney, Iowa

#### FARM LEASE

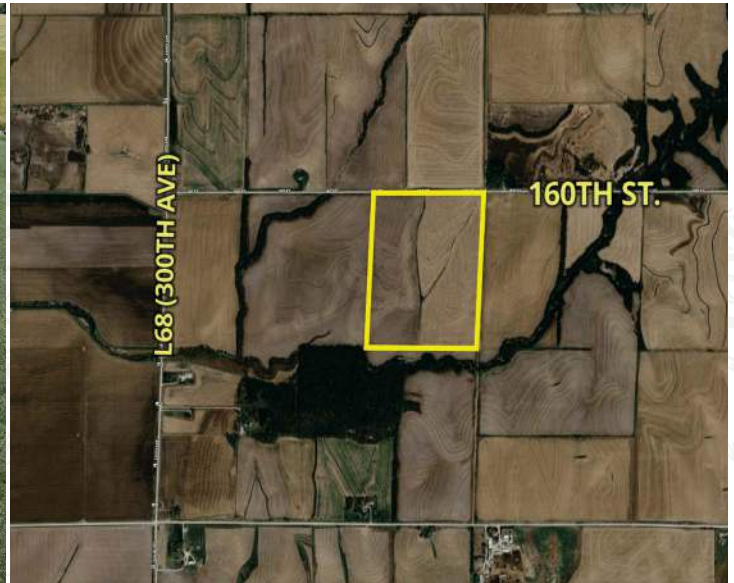
The farm is leased for the 2025 farming season, the 2025 farm lease has been terminated. The buyer will receive full possession of the 2026 agricultural lease.

#### FARM CLOSING

On or before November 13th, 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

97.07 +/- ACRES

- AGRICULTURAL INFORMATION**
  - 97.07 +/- Taxable Acres
  - 94.94 +/- Cropland Acres
  - 89.1 CSR2
  - Natural Drainage
  - Strong Farming Community
  - Quality Tillable Acres
    - Marshall Silty Clay Loam (30 +/- Acres)
  - 7 Miles Northeast of Sidney, IA
- LOCATION**

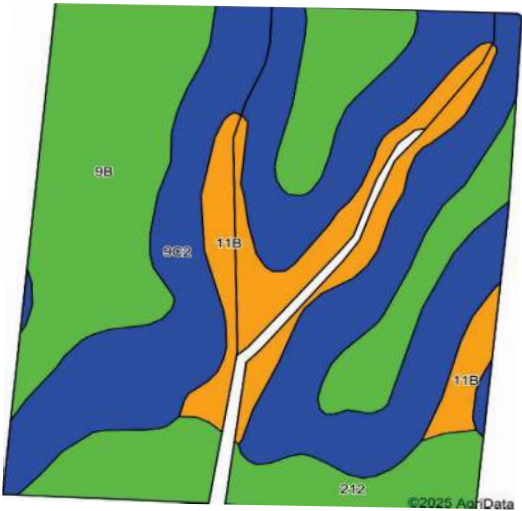
Prairie TWP  
Section 3

**PLC YIELD**

Corn - 160  
Soybeans - 48

**TAXES**

\$4,316 +/-  
Annually Estimated



Area Symbol: IA071, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	41.38	43.6%		IIIe	87	68
9B	Marshall silty clay loam, 2 to 5 percent slopes	30.58	32.2%		Ile	95	85
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	12.55	13.2%		IIw	80	68
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	10.43	11.0%		Iw	91	90
Weighted Average						89.1	75.9

\*\*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**

**INFO@IOWALANDCOMPANY.COM**



**CODY SKINNER**  
515-443-6343  
LAND BROKER  
AUCTION CONTACT



**NICK SKINNER**  
515-650-0974  
LAND AGENT  
AUCTION CONTACT

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**VIEW AUCTION DETAILS AT  
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