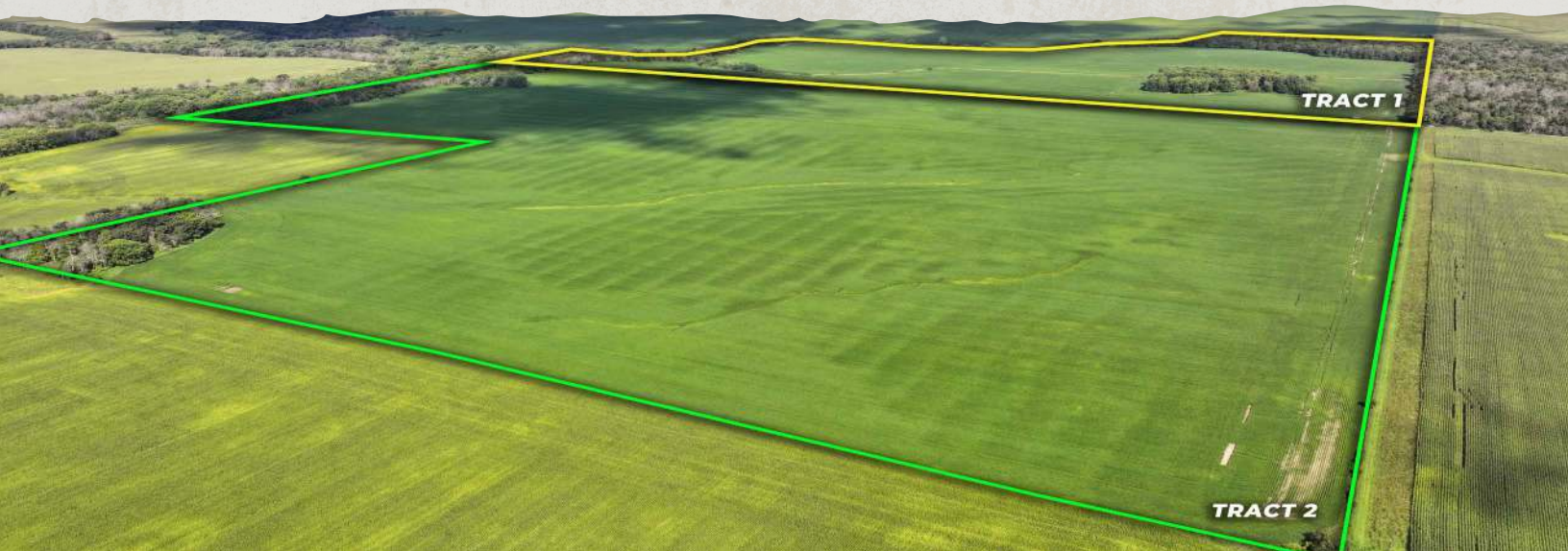


ALL SEALED BIDS DUE BY  
TUESDAY, OCTOBER 28TH, 2025 • 3:00PM

# SEALED BID LAND AUCTION

HOWARD COUNTY, IA • 331.84 ± ACRES



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



# SEALED BID LAND AUCTION

## HOWARD COUNTY, IA • 331.84 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by the Estate of Frederick C. Brush, Jr. This quality farm is located just 6 miles northeast Elma, Iowa in Paris Township, Sections 25 & 30. The farm will be offered for sale as two tracts totalling 331.84 +/- acres. The farms are leased for the 2025 agricultural season. The buyer will receive full possession once the 2025 crop has been harvested or March 1, 2026 whichever date comes first.

**All sealed bids shall be submitted to Land Broker Cody Skinner or Land Agent Nick Skinner by October 28th, 2025 at 3:00pm CST.**

### LAND BROKERS

**Cody Skinner** 515-443-6343

**Nick Skinner** 515-650-0974

### SALE METHOD

The farm will be sold as two tracts via SEALED BID method of sale. All sealed bids are due to Iowa Land Company on Tuesday, October 28th, 2025 by 3:00pm CST.

### SEND BIDS TO:

Iowa Land Company Attn: Cody Skinner  
2540 106th St. Suite 201 Urbandale, IA 50322  
or Email [Cody@iowalandcompany.com](mailto:Cody@iowalandcompany.com) or  
[Nick@iowalandcompany.com](mailto:Nick@iowalandcompany.com).

### FARM LOCATION

Tract 1 & 2 -

Paris & Howard Townships, Sections 25 & 30  
6 Miles Northeast of Elma, Iowa

### FARM LEASE & POSSESSION

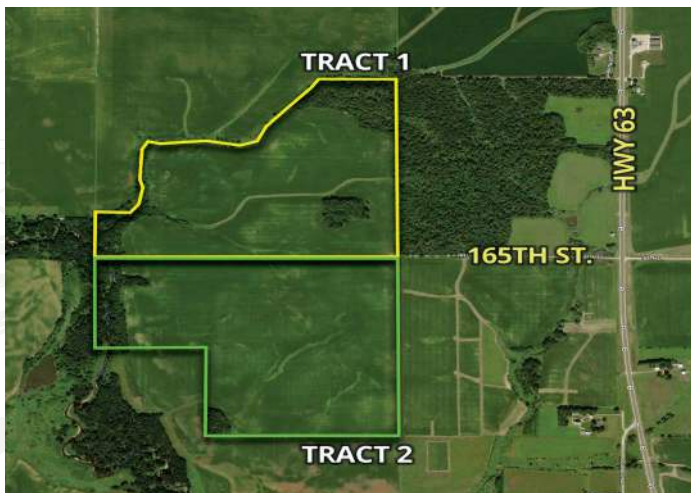
Cropland is leased for 2025 agriculture season. The buyer will receive full possession once the 2025 crop has been harvested or March 1, 2026 whichever date comes first.

### FARM CLOSING

Closing will be on or before December 9th, 2025.

### TAXES

Tract 1 - \$4,702 +/- Annually Estimated  
Tract 2 - \$5,398 +/- Annually Estimated



**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

154.71 +/- ACRES

AGRICULTURAL INFORMATION

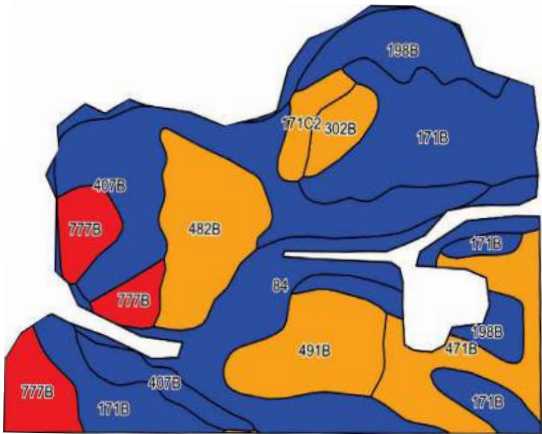
- 154.71 +/- Acres
- 120 +/- FSA Cropland Acres
- 79.9 CSR2
- 3 Inch Pattern Tiling
- Additional Cropland Acres If Cleaned Up
- Very Well Taken Care Of Farm
- Located 6 Miles Northeast of Elma, IA

LOCATION

Paris & Howard TWP  
Sections 25 & 30

PLC YIELD

Corn - NA  
Soybeans - NA



Area Symbol: IA089, Soil Area Version: 32

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
171B	Bassett loam, 2 to 5 percent slopes	23.93	20.0%		Ile	85	78
407B	Schley silt loam, 1 to 4 percent slopes	21.92	18.3%		IIw	81	70
84	Clyde silty clay loam, 0 to 3 percent slopes	19.74	16.4%		IIw	88	73
482B	Racine loam, 2 to 5 percent slopes	10.66	8.9%		Ile	76	78
471B	Oran loam, 2 to 5 percent slopes	10.03	8.4%		Iw	74	78
198B	Floyd loam, 1 to 4 percent slopes	9.98	8.3%		IIw	89	78
Weighted Average						79.9	72.9

\*\*IA has updated the CSR values for each county to CSR2  
\*c: Using Capabilities Class Dominant Condition Aggregation Method







\*LINES ARE APPROXIMATE\*

# FARM INFO

# 177.13 +/- ACRES

## AGRICULTURAL INFORMATION

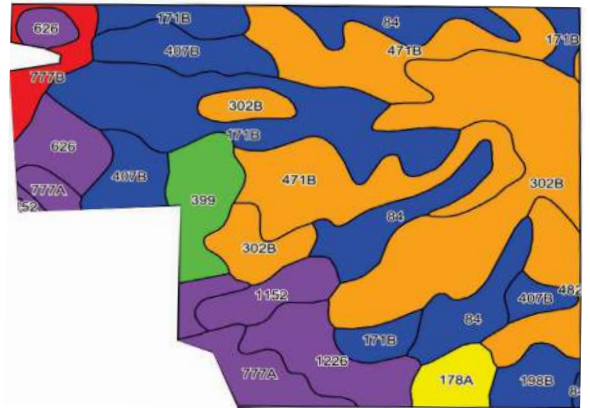
- 177.13 +/- Net Acres
- 164.47 +/- FSA NHEL Cropland Acres
- 75.3 CSR2
- 3 Inch Pattern Tiling
- Very Well Taken Care Of Farm
- Located 6 Miles Northeast of Elma, IA

## LOCATION

Paris & Howard TWP  
Sections 25 & 30

## PLC YIELD

Corn - NA  
Soybeans - NA



## Area Symbol: IA089, Soil Area Version: 32

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
302B	Coggon loam, 2 to 5 percent slopes	32.79	20.0%		Ile	76	73
171B	Bassett loam, 2 to 5 percent slopes	26.14	15.9%		Ile	85	78
471B	Oran loam, 2 to 5 percent slopes	25.62	15.6%		Iw	74	78
84	Clyde silty clay loam, 0 to 3 percent slopes	16.29	9.9%		Ilw	88	73
407B	Schley silt loam, 1 to 4 percent slopes	11.62	7.1%		Ilw	81	70
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	8.72	5.3%		Ils	53	65
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	7.81	4.7%		Ils	59	70
399	Readlyn silt loam, 1 to 3 percent slopes	6.55	4.0%		Iw	91	-
Weighted Average						75.3	*-

\*\*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](mailto:INFO@IOWALANDCOMPANY.COM)



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



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

**SEALED BID LAND AUCTION • TAMA COUNTY, IA • 331.84 ± ACRES**

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2540 106TH ST. SUITE 201, URBANDALE, IA 50322



**VIEW AUCTION DETAILS AT  
[IOWALANDCOMPANY.COM](http://IOWALANDCOMPANY.COM)**