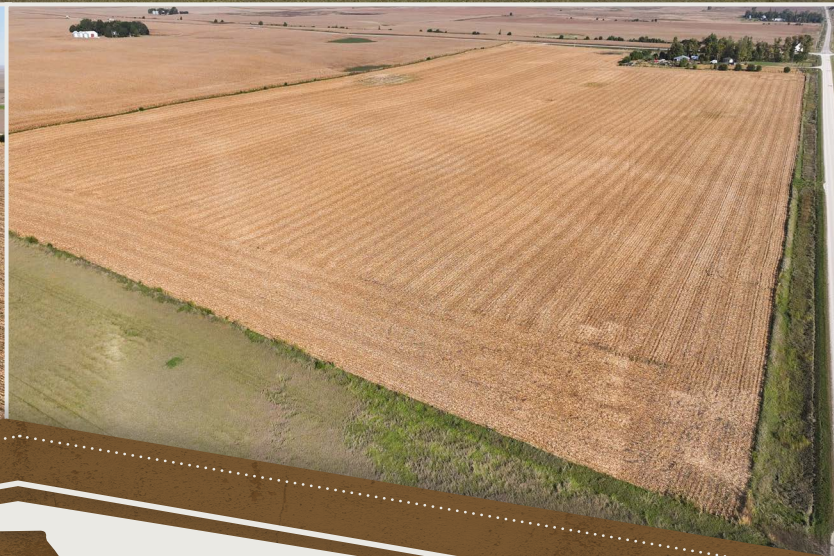
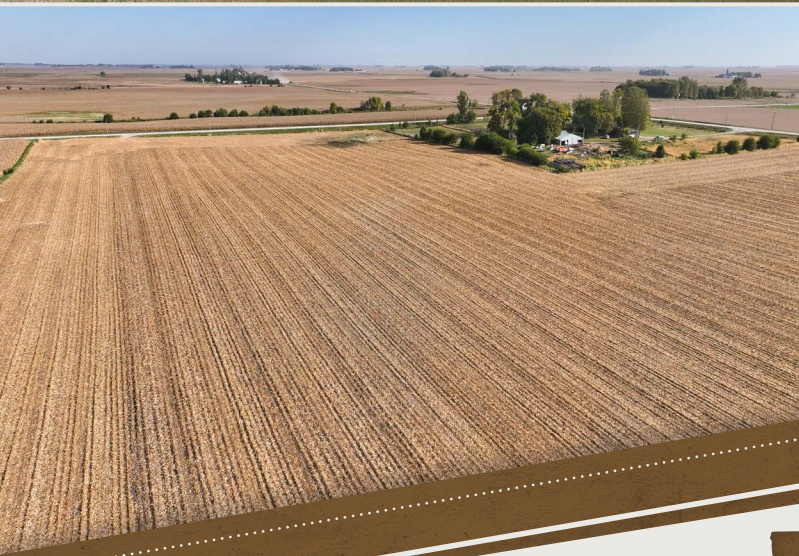


THURSDAY, NOVEMBER 13TH, 2025 • 1:00PM
LAROWS WOOD FIRE GRILL • SWEA CITY, IA 50590

LAND AUCTION

KOSSUTH COUNTY, IA • 66.52 ± ACRES



IOWA'S PROFESSIONAL LAND AUCTION SERVICE ACROSS ALL OF IOWA
IowaLandCompany.com info@iowalandcompany.com

LAND AUCTION

KOSSUTH COUNTY, IA • 66.52 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Beverly Kardoes Trust. This quality 1 tract farm is located 3.6 miles west of Swea City, Iowa in Swea Township, Section 21. The farm will be offered for sale as one tract; 66.52 +/- acres.

Tract 1 -

66.52 +/- Acres, 66.53 +/- Cropland Acres.

Farm to sell with open lease in 2026. Buyer will receive real estate possession at closing, subject to tenant rights.

LAND BROKERS

Matt Skinner 515-443-5004

Luke Skinner 515-468-3610

SALE METHOD

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

FARM LOCATION

Swea Township, Section 21.

FARM LEASE

Farm has an open lease for 2026.

FARM CLOSING

On or before December 22nd, 2025

FARM POSSESSION

Buyer will receive real estate possession at closing, subject to tenant 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.



LINES ARE APPROXIMATE

TRACT 1

66.52 ACRES

AGRICULTURAL INFORMATION

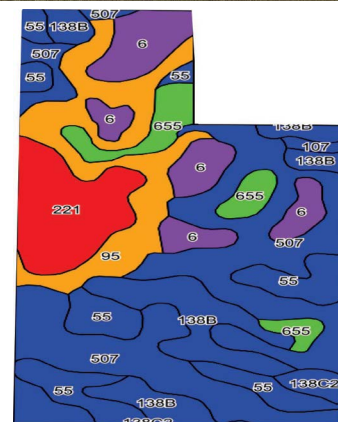
- 66.52 +/- Acres
- 66.53 +/- Cropland Acres
- 76.3 CSR2
- Strong Farming Area
- Highly Productive Farmland
- Open Lease For 2026

LOCATION

Swea TWP
Section 21

PLC YIELD

Corn - 138
Soybeans - 43

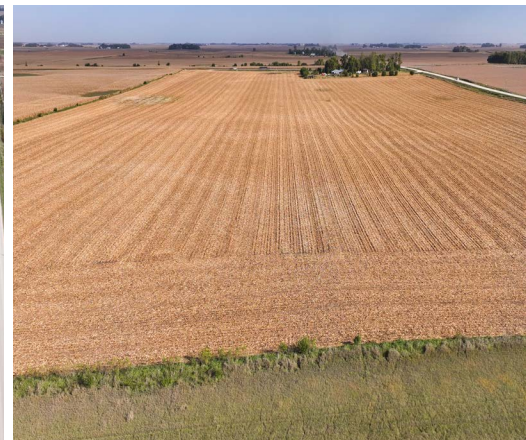


Area Symbol: IA109, Soil Area Version: 31

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay oam, 0 to 2 percent slopes	21.83	33.0%		IIw	84	75
95	Harps clay loam, 0 to 2 percent slopes	9.29	14.1%		IIw	72	60
55	Nicollet clay loam, 1 to 3 percent slopes	8.98	13.6%		Iw	89	85
138B	Clarion loam, 2 to 6 percent slopes	7.65	11.6%		Ile	89	77
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.04	10.7%		IIIw	59	54
221	Klossner muck, 0 to 1 percent slopes	6.37	9.6%		IIIw	32	48
655	Crippin loam, 1 to 3 percent slopes	3.65	5.5%		Ie	91	80
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.87	1.3%		IIIe	83	62
107	Webster clay loam, 0 to 2 percent slopes	0.37	0.6%		IIw	86	80
Weighted Average						76.3	69.8

**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.

320 A STREET
FORT DODGE, IA 50501



- FARMLAND LISTINGS
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- SERVING ALL 99 COUNTIES
- NATIONAL MARKETING
- FARM APPRAISALS



BRANDED IN LAND

INFO@IOWALANDCOMPANY.COM



MATT SKINNER
515-443-5004
LAND BROKER
AUCTION CONTACT



LUKE SKINNER
515-468-3610
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