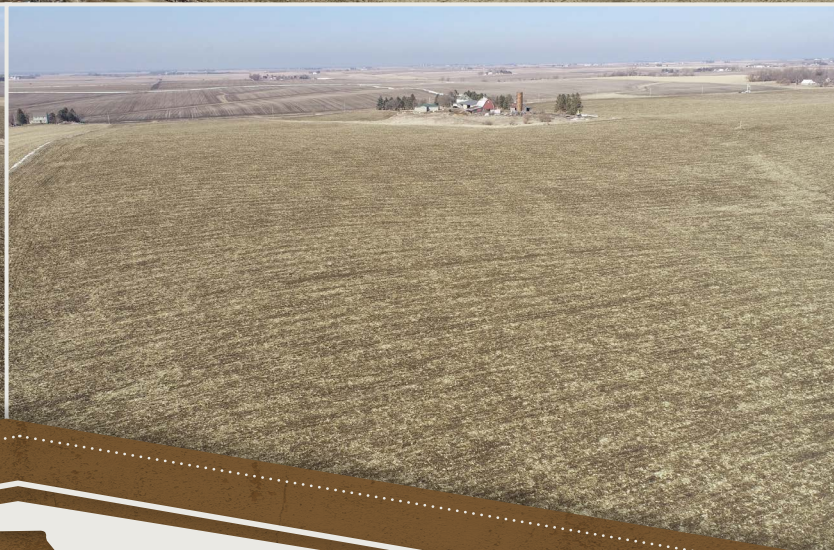


THURSDAY, APRIL 13TH, 2023 • 1:00PM
BEAMAN MEMORIAL HALL • BEAMAN, IA

LAND AUCTION

MARSHALL COUNTY, IA • 165.06 ± ACRES



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

LAND AUCTION

MARSHALL COUNTY, IA • 165.06 ± ACRES

Iowa Land Company is honored to represent and offer this high quality farmland for sale owned by Zern Farms Corp 1/3, Rhonda L S Leonard Rev Trust 1/3 and PDD LLC 1/3. This high quality row crop farm is located 4.5 miles south of Conrad, Iowa in Vienna Township Section 19. The farm offers 156.11 FSA cropland acres that carry a CSR2 of 87.5. This farm naturally drains well and has a well established waterway. The farm is leased for the 2023 growing season and full possession will be March 1st, 2024. The buyer is to receive the entire 2023 cash rent income which is \$45,600.

LAND BROKERS

Cody Skinner 515-443-6343

Nick Skinner 515-650-0974

SALE METHOD

Farm will be offered as one tract on a price per acre basis.

FARM LOCATION

Vienna Township, Section 19.

4.5 Miles South of Conrad, Iowa

FARM LEASE

Currently leased for the 2023 farming season. 2024 farming season will be open to the buyer. Buyer to receive full 2023 agricultural cash rent of \$45,600.

FARM CLOSING

Closing will be on or before May 18th, 2023.

FARM POSSESSION

Buyer will receive full possession March 1st, 2024.



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.



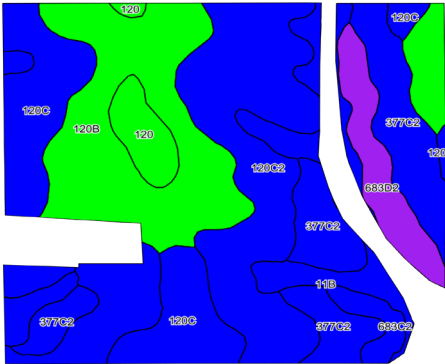
FARM INFO

165.06 ACRES

- AGRICULTURAL INFORMATION**
 - 165.06 +/- Acres
 - 156.11 +/- Cropland Acres
 - 87.5 CSR2
 - Waterways in Place
 - Great Farmability
 - Buyer to Receive 2023 Cash Rent
 - 4.5 Miles South of Conrad
- LOCATION**

Vienna Township
Section 19
- PLC YIELD**

Corn - 186
Soybeans - 59



Area Symbol: IA127, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120C2	Tama silty clay loam, 5 to 9 percent slopes	40.81	26.2%		IIIe	87	78
120B	Tama silty clay loam, 2 to 5 percent slopes	36.37	23.3%		Ile	95	95
120C	Tama silty clay loam, 5 to 9 percent slopes	24.82	15.9%		IIIe	90	80
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes	23.77	15.2%		IIIe	85	73
11B	Colo-Ely complex, 0 to 5 percent slopes	13.05	8.4%		IIw	86	68
683D2	Liscomb loam, 9 to 14 percent slopes	8.93	5.7%		IIIe	55	58
120	Tama silty clay loam, 0 to 2 percent slopes	5.27	3.4%		I	100	100
683C2	Liscomb loam, 5 to 9 percent slopes	2.89	1.9%		IIIe	83	68
Weighted Average						87.5	80.1

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



ABOUT US

Over the past 6 years, Iowa Land Company has assisted in selling 450 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.

1705 WEST D STREET SUITE 3
VINTON, IA 52349



- FARMLAND LISTINGS
- FARMLAND AUCTIONS
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- EXPERIENCED SALES TEAM
- SERVING ALL 99 COUNTIES
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- FARM APPRAISALS



BRANDED IN LAND

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LAND BROKER
AUCTION CONTACT



NICK SKINNER
515-650-0974
LAND AGENT
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