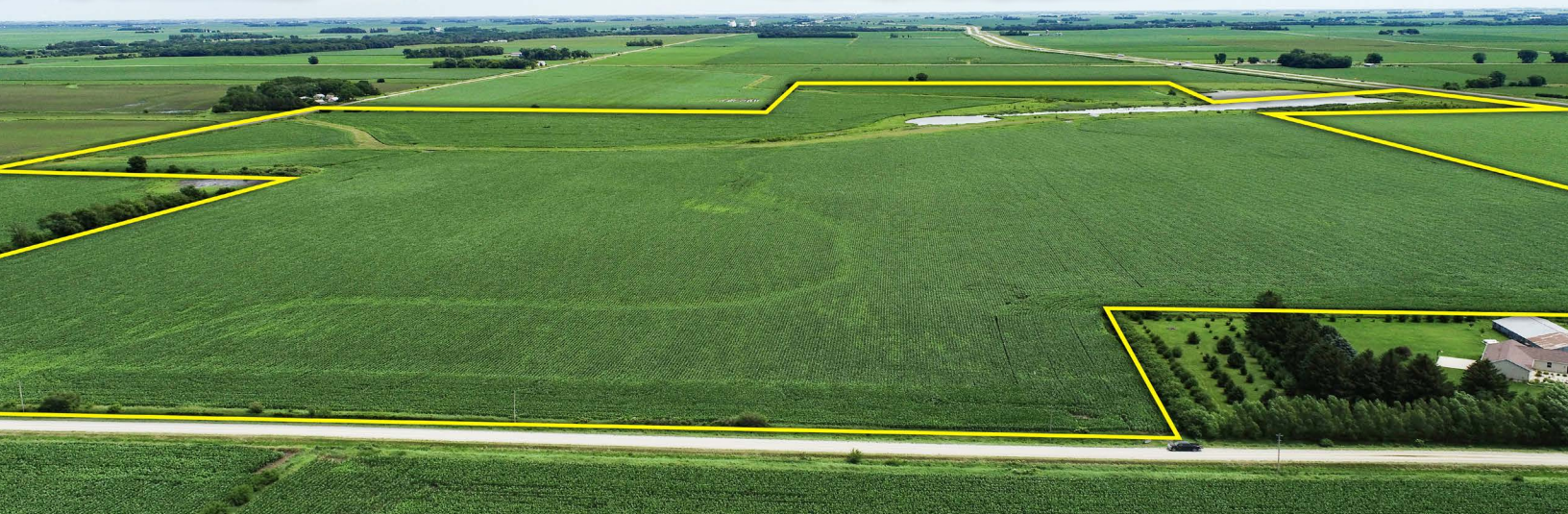


TUESDAY, AUGUST 13TH, 2024 • 1:00PM
ROCKFORD COMMUNITY CENTER, ROCKFORD, IA

LAND AUCTION

FLOYD COUNTY, IA • 184.07 ± ACRES



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

LAND AUCTION

FLOYD COUNTY, IA • 184.07 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Wendt Farms Inc. This quality farm is located just 2.5 miles west of Rudd, Iowa in Rock Grove Township Section 22. The farm will be offered for sale as one tract; 184.07 +/- acres. The farm is currently leased for the 2024 agriculture season. Full possession is March 1st, 2025 per tenant's rights. Open lease for 2025.

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

Rock Grove Township, Section 22
2.5 Miles West of Rudd, Iowa

FARM LEASE

The cropland acres are leased for the 2024 agriculture season. The cropland acres will be open for the 2025 agriculture season.

FARM CLOSING

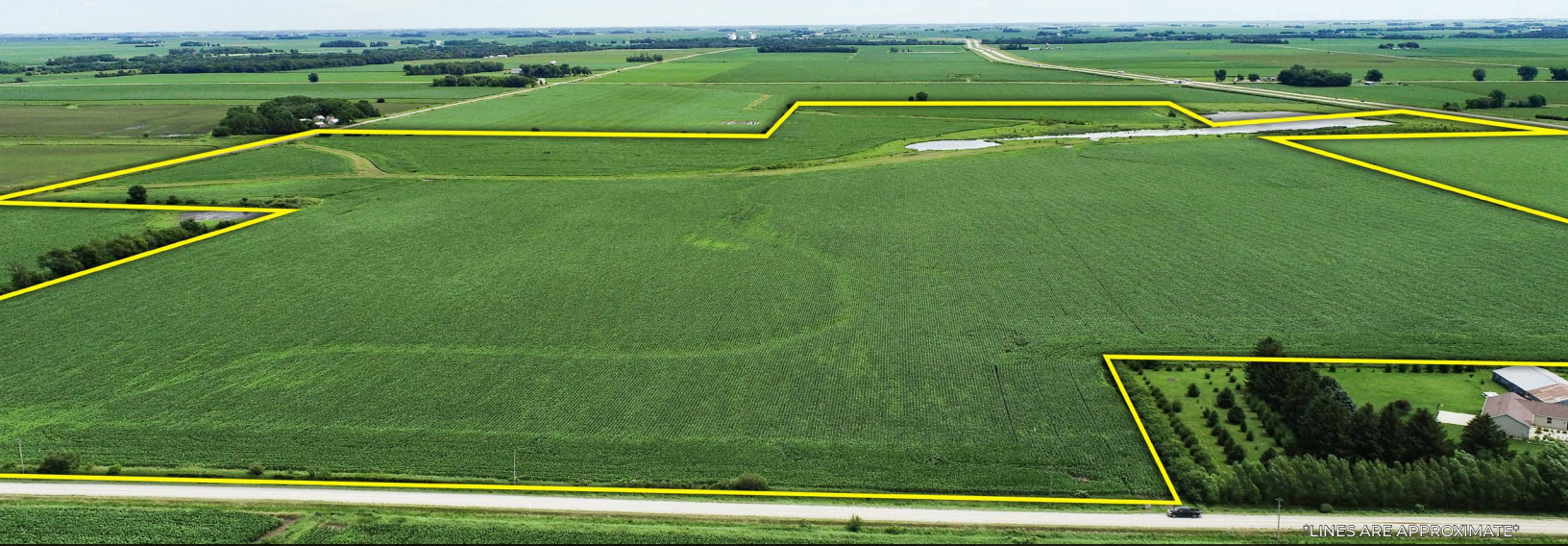
Closing will be on or before September 25th, 2024.

FARM POSSESSION

Buyer will receive partial possession at closing and full possession March 1st, 2025.



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

FARM INFO

184.07 +/- ACRES

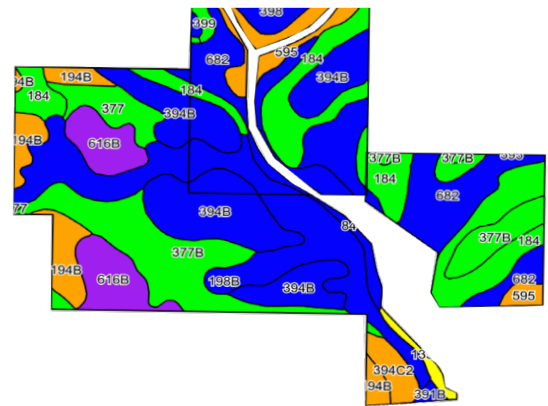
- 184.07 +/- Acres
- 155.71 +/- Cropland Acres
- An additional 24.69 Acres in CRP (CREP) paying \$403.81/Acre
- 86.1 CSR2
- Field Entrances Off HWY 18, Dancer Ave & 160th St.
- Nice Laying Farm In a Great Area
- Established Waterways and Tile Throughout
- Nicely Located Near HWY 18, Desirable Grain Travel

LOCATION

Rock Grove TWP
Section 22

PLC YIELD

Corn - 168
Soybeans - 47



Area Symbol: IA067, Soil Area Version: 29

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
394B	Ostrander loam, 2 to 5 percent slopes	28.03	17.2%		Ile	88	84
184	Klinger silty clay loam, 1 to 4 percent slopes	25.59	15.5%		Iw	95	95
198B	Floyd loam, 1 to 4 percent slopes	25.19	15.3%		Ilw	89	74
682	Maxfield silt loam, 0 to 2 percent slopes	22.47	13.7%		Ilw	83	-
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	20.76	12.6%		Ile	94	90
616B	Aureola loam, 2 to 5 percent slopes	10.76	6.5%		Ile	55	70
194B	Norville silty clay loam, 2 to 5 percent slopes	8.31	5.0%		Ile	80	74
595	Harpster silty clay loam, 0 to 2 percent	6.64	4.0%		Ilw	78	85
Weighted Average						86.1	*-

**IA has updated the CSR values for each county to CSR2

*c: Using Capabilities Class Dominant Condition Aggregation Method



ABOUT US

Over the past 7 years, Iowa Land Company has assisted in selling 475 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.

717 G AVENUE
GRUNDY CENTER, IA 50638



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



BRANDED IN LAND

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515-443-6343
LAND BROKER
AUCTION CONTACT



NICK SKINNER
515-650-0974
LAND AGENT
AUCTION CONTACT

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