

WEDNESDAY, SEPTEMBER 25TH, 2024 • 1:00PM
VILLISCA COMMUNITY CENTER • VILLISCA, IA

LAND AUCTION

PAGE COUNTY, IA • 352.03 ± ACRES



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

LAND AUCTION

PAGE COUNTY, IA • 352.03 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Debra A. Springer Revocable Trust. This quality 3 tract farm is located just west of Villisca, Iowa in Douglas Township, Sections 5 and 8. The farm will be offered for sale as three tracts; 352.03+/- acres.

Tract 1 - 77.03 +/- Taxable Acres, 70.85 +/- Cropland Acres.

Tract 2 - 33 +/- Taxable Acres, 7.80 +/- Cropland Acres.

Tract 3 - 242 +/- Taxable Acres, 215.04 +/- Cropland Acres.

Cropland is leased for the 2024 cropping season, the Buyer(s) will receive real estate possession March 1st, 2025 per tenant's rights. The seller will retain the 2024 cash rent.

LAND BROKERS

Nick Skinner 515-650-0974

Cody Skinner 515-443-6343

SALE METHOD

The farm will be sold at live public auction with online and phone bidding opportunities for all buyers via buyer's choice method.

FARM LOCATION

Tract 1 - Douglas Township, Section 5.

Tract 2- Douglas Township, Section 8.

Tract 3 -Douglas Township, Section 8.

FARM LEASE

The cropland is leased for the 2024 season. Full possession is March 1st, 2025 per tenant's rights. Seller will be entitled to the full 2024 farm income.

FARM CLOSING

Closing will be on or before November 13th, 2024.

FARM POSSESSION

Buyer will receive real estate 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.



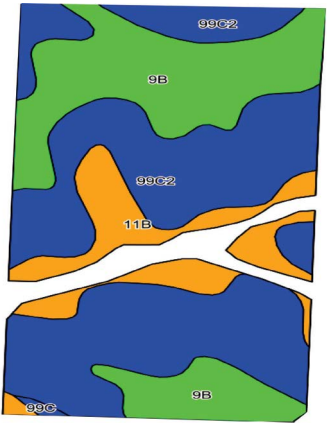
TRACT 1

77.03 ACRES

- AGRICULTURAL INFORMATION**
 - 77.03 +/- Acres
 - 70.85 +/- Cropland Acres
 - 88.4 CSR2
 - Century Farm
 - Natural Drainage
 - Majority Soil Types
 - Exira and Marshall Silty Clay Loam
 - Excellent Quality Farm
 - Corner of 110th St & N Ave.
- LOCATION**

Douglas TWP
Section 5
- PLC YIELD**

Corn - 134
Soybeans - 41



Area Symbol: IA145, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	39.47	55.6%		IIIe	87	65
9B	Marshall silty clay loam, 2 to 5 percent slopes	21.23	30.0%		IIe	95	85
11B	Colo-Judson silty clay loams, 0 to 5 percents slopes, occasionally flooded	9.89	14.0%		IIw	80	65
99C	Exira silty clay loam, 5 to 9 percent slopes	0.26	0.4%		IIIe	90	67
Weighted Average						88.4	71

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





LINES ARE APPROXIMATE

TRACT 2

33 ACRES

AGRICULTURAL INFORMATION

- 33 +/- Acres
- 7.80 +/- Cropland Acres
- 89 CSR2
- 22 +/- Pasture Acres With Fence
- Two Story Farmhouse Built In 1900
 - 2,008 SF
 - 4 Bed, 1 Bath
 - Central Air, Gas Heat
 - Being Sold In "As Is" Condition
- Two Barns and Pole Building
- One Grain Bin

Open House: 8/24/24 1-3PM, 9/14/24 1-3PM

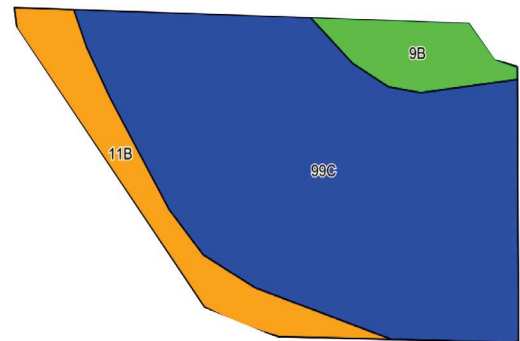
Address: 1105 N Ave, Clarinda, IA 51632

LOCATION

Douglas TWP
Section 8

PLC YIELD

Corn - 134
Soybeans - 41



Area Symbol: IA145, Soil Area Version: 27

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
99C	Exira silty clay loam, 5 to 9 percent slopes	6.01	78.6%		IIIe	90	67
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	1.04	13.6%		IIw	80	65
9B	Marshall silty clay loam, 2 to 5 percent slopes	0.60	7.8%		Ile	95	85
Weighted Average						89	68.1

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*c: Using Capabilities Class Dominant Condition Aggregation Method





TRACT 3

242 ACRES

AGRICULTURAL INFORMATION

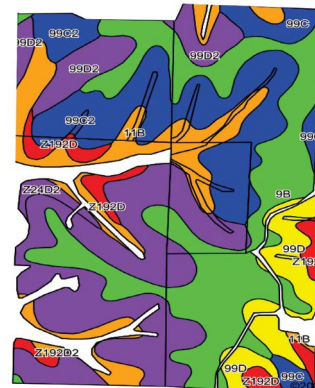
- 242 +/- Acres
- 215.04 +/- Cropland Acres
- 75.1 CSR2
- 57 Acres of 95 CSR2
- Marshall Silty Clay Loam 2 to 5% Slope Ridge Tops
- Great Drainage With Road Access
- Excellent Quality Farm

LOCATION

Douglas TWP
Section 8

PLC YIELD

Corn - 134
Soybeans - 41



Area Symbol: IA145, Soil Area Version: 27

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	62.56	28.4%		IIle	59	55
9B	Marshall silty clay loam, 2 to 5 percent slopes	57.00	25.9%		IIe	95	85
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	39.56	18.0%		IIle	87	65
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	25.97	11.8%		IIw	80	65
99D	Exira silty clay loam, 9 to 14 percent slopes	14.24	6.5%		IIle	62	58
Z192D	Adair clay loam, deep loess, 9 to 14 percent slopes	8.77	4.0%		IVe	14	-
99C	Exira silty clay loam, 5 to 9 percent slopes	8.26	3.8%		IIle	90	67
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	2.32	1.1%		IIle	52	-
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	1.05	0.5%		IVe	14	-
Weighted Average						75.1	*-

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

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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.

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

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LAND AGENT
AUCTION CONTACT



CODY SKINNER
515-443-6343
LAND BROKER
AUCTION CONTACT

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**VIEW AUCTION DETAILS AT
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