

FRIDAY, NOVEMBER 8TH, 2024 • 1:00PM
HENDERSON COMMUNITY CENTER • HENDERSON, IA

LAND AUCTION

MILLS COUNTY, IA • 294 ± ACRES



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

LAND AUCTION

MILLS COUNTY, IA • 294 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Donald and Frances Sowers Farm. This quality farm is located just 3 miles west of Henderson, Iowa in Anderson Township, Section 7. The farm will be offered for sale as one tract; 294 +/- gross acres (subject to survey). 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

Anderson Township, Section 7
3 Miles West of Henderson, Iowa

FARM LEASE

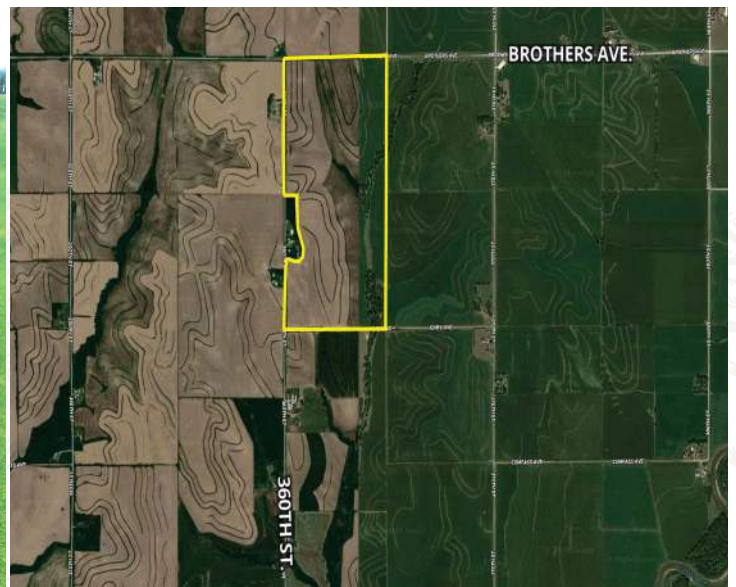
The cropland acres are leased for the 2024 agriculture season. The cropland acres will be open for the 2025 agriculture season.

FARM CLOSING

Closing will be on or before December 19th, 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.



FARM INFO

294 +/- ACRES

AGRICULTURAL INFORMATION

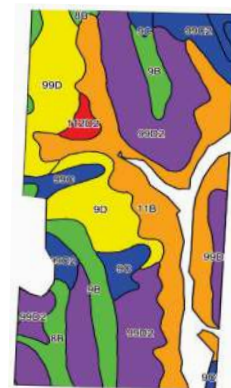
- 294 +/- Gross Acres (Subject To Survey)
- 259.87 +/- Cropland Acres
- 72.5 CSR2
- Predominant Soil Type
 - Marshall Silty Clay Loam
 - Colo Judson Silty Clay Loam
- Established Waterways, Terraces, and Tile
- Near Major Grain Storage
- 3 Miles West of Henderson, IA

LOCATION

Anderson TWP
Section 7

PLC YIELD

Corn - 160
Soybeans - 52



Area Symbol: IA129, Soil Area Version: 34

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	83.38	31.7%		IIIe	59	53
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	67.67	25.6%		IIw	80	70
99D	Exira silty clay loam, 9 to 14 percent slopes	24.41	9.2%		IIIe	62	60
9B	Marshall silty clay loam, 2 to 5 percent slopes	23.82	9.0%		Ile	95	83
9D	Marshall silty clay loam, 9 to 14 percent slopes	21.81	8.2%		IIIe	64	58
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	13.76	5.2%		IIIe	87	63
9C	Marshall silty clay loam, 5 to 9 percent slopes	10.49	4.0%		IIIe	89	68
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	9.81	3.7%		Ile	92	84
99C	Exira silty clay loam, 5 to 9 percent slopes	4.85	1.8%		IIIe	90	65
112D2	Strahan silt loam, 9 to 14 percent slopes, moderately eroded	3.52	1.3%		IIIe	33	40
9C2	Marshall silty clay loa, 5 to 9 percent slopes, eroded	0.92	0.3%		IIIe	87	66
Weighted Average						72.5	63.5

**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.

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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AUCTION CONTACT



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LAND AGENT
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**VIEW AUCTION DETAILS AT
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