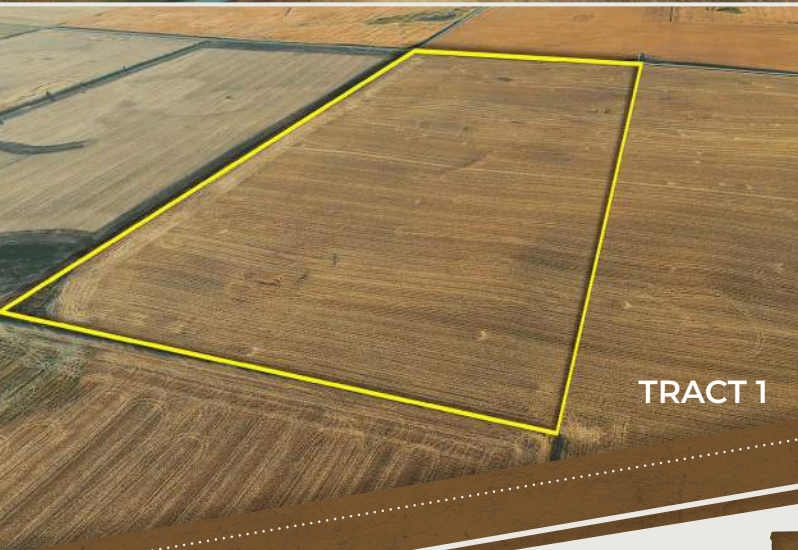


TUESDAY, DECEMBER 3RD, 2024 • 1:00PM

SAFE ROOM • HUXLEY, IA

LAND AUCTION

STORY COUNTY, IA • 195.09 ± ACRES



TRACT 1



TRACT 2



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

LAND AUCTION

STORY COUNTY, IA • 195.09 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by R & W Schonhorst, Inc. This quality 2 tract farm is located just 3 miles southwest of Huxley, Iowa and 9.5 miles from Ankeny, Iowa in Palestine Township, Section 34. The farm will be offered for sale as two tracts; 195.09 +/- acres.

Tract 1 -

80 +/- Gross Acres, 79 +/- Cropland Acres.

Tract 2 -

115.09 +/- Gross Acres, 111.79 +/- 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. Open lease for the 2025 farming season.

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 - Palestine Township, Section 34.

Tract 2 - Palestine Township, Section 34.

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. Open farm lease for 2025.

FARM CLOSING

Tracts 1 & 2 will close on or before January 21st, 2025.

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.



LINES ARE APPROXIMATE

TRACT 1

80 ACRES

AGRICULTURAL INFORMATION

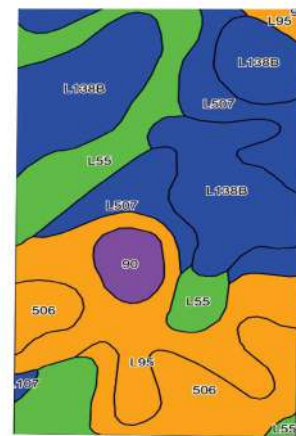
- 80 +/- Gross Acres
- 79 +/- Cropland Acres
- 82.7 CSR2
- Tile In Place
- County Main In The Southeast Corner
- Clarion, Nicollet, and Harps Clay Loam Soils
- 3 Miles From Huxley, IA
- 9.5 Miles From Ankeny, IA

LOCATION

Palestine TWP
Section 34

PLC YIELD

Corn - 167
Soybeans - 47



Area Symbol: IA169, Soil Area Version: 35

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	22.50	28.4%		Ile	88	-
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	15.82	20.0%		IIw	75	-
L55	Nicollet loam, 1 to 3 percent slopes	15.01	19.0%		Ie	91	-
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	11.51	14.5%		IIw	87	-
506	Wacousta silty clay loam, 0 to 1 percent	11.16	14.1%		IIIw	74	79
90	Okoboji mucky silt loam, 0 to 1 percent slopes	2.81	3.6%		IIIw	56	62
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.30	0.4%		IIw	88	-
Weighted Average						82.7	*-

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

*c: Using Capabilities Class Dominant Condition Aggregation Method





LINES ARE APPROXIMATE

TRACT 2

115.09 ACRES

AGRICULTURAL INFORMATION

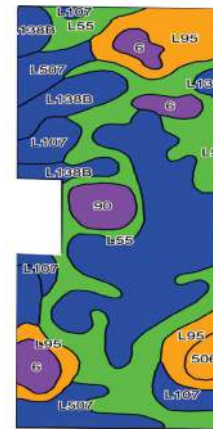
- 115.09 +/- Gross Acres
- 111.79 +/- Cropland Acres
- 84.4 CSR2
- Tile In Place
- Clarion, Nicollet, and Harps Clay Loam Soils
- Highly Taken Care Of Farm
- 3 Miles From Huxley, IA
- 9.5 Miles From Ankeny, IA

LOCATION

Palestine TWP
Section 34

PLC YIELD

Corn - 168
Soybeans - 47



Area Symbol: IA169, Soil Area Version: 35

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	37.61	33.7%		Ile	88	-
L55	Nicollet loam, 1 to 3 percent slopes	32.05	28.7%		Ie	91	-
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	13.38	12.0%		IIW	75	-
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	10.47	9.4%		IIW	87	-
L107	Webster clay loam, Bemis moraine, 0 to percent slopes	6.96	6.2%		IIW	88	-
6	Okoboji silty clay loam, 0 to 1 percent	5.93	5.3%		IIIW	59	59
90	Okoboji mucky silt loam, 0 to 1 percent slopes	3.63	3.2%		IIIW	56	62
506	Wacoista silty clay loam, 0 to 1 percent slopes	1.73	1.5%		IIIW	74	79
Weighted Average						84.4	*-

**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

INFO@IOWALANDCOMPANY.COM



NICK SKINNER
515-650-0974
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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