

THURSDAY, DECEMBER 12TH, 2024 • 1:00PM

ESSEX OPERA HOUSE • ESSEX, IA

LAND AUCTION

PAGE COUNTY, IA • 601.06 ± ACRES



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

LAND AUCTION

PAGE COUNTY, IA • 601.06 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by the Robert Anderson Estate. All of the tracts are located just east of Essex, Iowa. The farm will be offered for sale as 6 tracts; 601.06 +/- acres.

Tract 1 - 68.77 +/- Taxable Acres, 68.12 +/- Cropland Acres.

Tract 2 - 54.97 +/- Taxable Acres, 46.43 +/- Cropland Acres.

Tract 3 - 39 +/- Taxable Acres, 37.12 +/- Cropland Acres.

Tract 4 - 220.7 +/- Taxable Acres, 192.63 +/- Cropland Acres.

Tract 5 - 155.58 +/- Taxable Acres, 133.1 +/- Cropland Acres.

Tract 6 - 62.04 +/- Taxable Acres, 57.58 +/- 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.

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. Tracts 1-6 will sell via "buyers' choice method."

FARM LOCATION

Tract 1- Fremont Township, Section 12

Tract 2- Douglas Township, Section 7 & Fremont Township, Section 12

Tract 3- Fremont Township, Section 13

Tracts 4 & 5- Douglas Township, Section 18

Tract 6- Fremont Township, Section 26

FARM LEASE

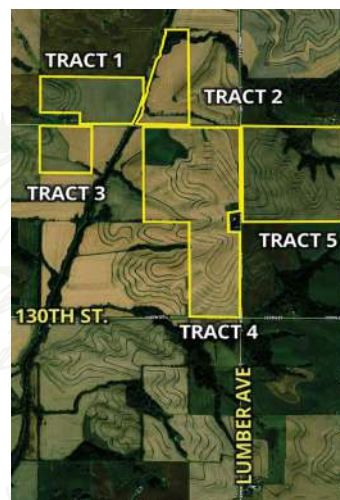
The cropland is leased for the 2024 season. Full possession is March 1st, 2025 per tenant's rights. Open farm lease for 2025. Seller will retain entire 2024 cash rent income.

FARM CLOSING

On or before January 23rd, 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

68.77 ACRES

AGRICULTURAL INFORMATION

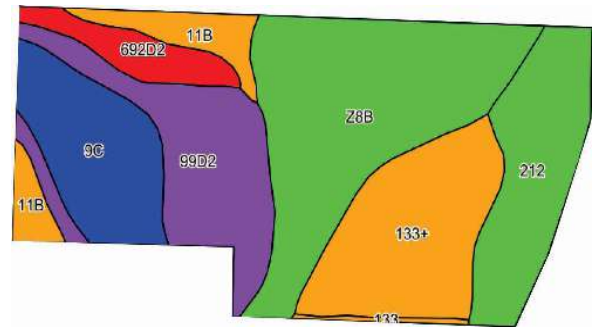
- 68.77 +/- Acres
- 68.12 +/- Cropland Acres
- 80 CSR2
- Natural Drainage Middle Of Farm
- Majority Soil Types:
 - Judson Silty Clay Loam (92 CSR2)
- Established Terraces
- Almost Entirely Tillable Acres
- Well Above Average Farm

LOCATION

Fremont TWP
Section 12

PLC YIELD

Corn - 154
Soybeans - 48



Area Symbol: IA145, Soil Area Version: 27

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	19.25	28.3%		Ile	92	-
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	11.77	17.3%		IIw	78	85
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	11.06	16.2%		IIIe	59	55
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	9.77	14.3%		Iw	91	91
9C	Marshall silty clay loam, 5 to 9 percent slopes	8.71	12.8%		IIIe	89	70
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	4.02	5.9%		IIw	80	65
692D2	Mayberry clay loam, 9 to 14 percent slopes, moderately eroded	3.16	4.6%		IVe	30	10
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.38	0.6%		IIw	78	80
Weighted Average						80	*-

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

*c: Using Capabilities Class Dominant Condition Aggregation Method





TRACT 2

54.97 ACRES

AGRICULTURAL INFORMATION

- 54.97 +/- Acres
- 46.43 +/- Cropland Acres
- 6 +/- Timber Acres
- 77.2 CSR2
- Majority Soil Type:
 - Colo silty loam
- Very Nice Farm

LOCATION

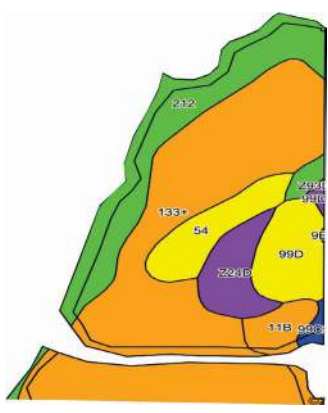
Douglas & Fremont TWP

Sections 7 & 12

PLC YIELD

Corn - 154

Soybeans - 48



Area Symbol: IA145, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	24.25	52.3%		IIw	78	85
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	9.04	19.5%		Iw	91	91
99D	Exira silty clay loam, 9 to 14 percent slopes	3.70	8.0%		IIIe	62	58
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.40	7.3%		IIw	67	70
Z24D	Shelby loam, deep loess, 9 to 14 percent slopes	2.96	6.4%		IIIe	54	-
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	1.97	4.2%		IIw	80	65
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	0.58	1.2%		Ile	92	-
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	0.37	0.8%		IIIe	87	65
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	0.16	0.3%		IIIe	59	55
Weighted Average						77.2	*-

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

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LINES ARE APPROXIMATE

TRACT 3

39 ACRES

AGRICULTURAL INFORMATION

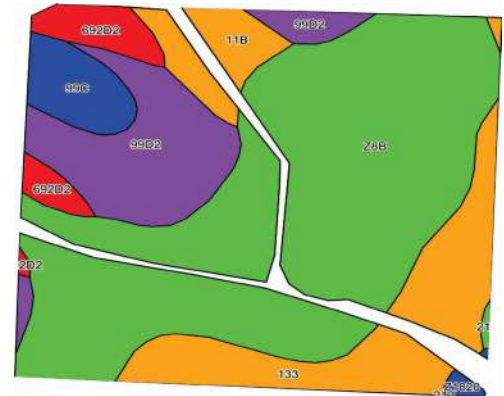
- 39 +/- Acres
- 37.12 +/- Cropland Acres
- 81.7 CSR2
- Majority Soil Type:
 - Judson Silty Clay Loam (92 CSR2)
- Established Terraces
- Natural Water Drainage
- Nicely Cared For Row Crop Farm

LOCATION

Fremont TWP
Section 13

PLC YIELD

Corn - 154
Soybeans - 48



Area Symbol: IA145, Soil Area Version: 27

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	20.77	56.0%		Ile	92	-
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	5.66	15.2%		IIw	78	80
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	5.40	14.5%		IIIe	59	55
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	1.80	4.8%		IIw	80	65
99C	Exira silty clay loam, 5 to 9 percent slopes	1.63	4.4%		IIIe	90	67
692D2	Mayberry clay loam, 9 to 14 percent slopes, moderately eroded	1.62	4.4%		IVe	30	10
Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	0.17	0.5%		IIw	87	-
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	0.07	0.2%		Iw	91	91
Weighted Average						81.7	*-

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TRACT 4

220.7 ACRES

AGRICULTURAL INFORMATION

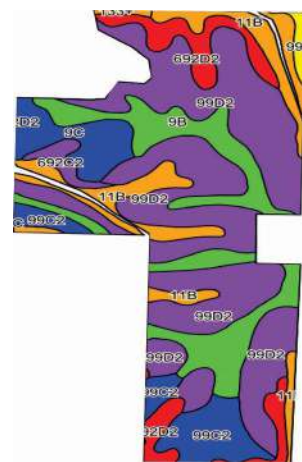
- 220.7 +/- Acres
- 192.63 +/- Cropland Acres
- 21.72 +/- Pasture Acres
- 69.2 CSR2
- Established Terraces and Tile
- Working Grain Bin On Property
- Multiple Road Entrances On Farm

LOCATION

Douglas TWP
Section 18

PLC YIELD

Corn - 154
Soybeans - 48



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	89.74	46.6%		IIIe	59	55
9B	Marshall silty clay loam, 2 to 5 percent slopes	31.58	16.4%		IIe	95	85
11B	Colo-Judson silty clay loam, 0 to 5 percent slopes, occasionally flooded	22.83	11.9%		IIw	80	65
692D2	Mayberry clay loam, 9 to 14 percent slopes, moderately eroded	15.66	8.1%		IVe	30	10
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	15.60	8.1%		IIIe	87	65
9C	Marshall silty clay loam, 5 to 9 percent slopes	11.46	5.9%		IIIe	89	70
692C2	Mayberry clay loam, 5 to 9 percent slopes, moderately eroded	2.92	1.5%		IVe	56	26
99D	Exira silty clay loam, 9 to 14 percent slopes	2.03	1.1%		IIIe	62	58
133+	Colo silt oam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	0.81	0.4%		IIw	78	85
Weighted Average						69.2	58.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method





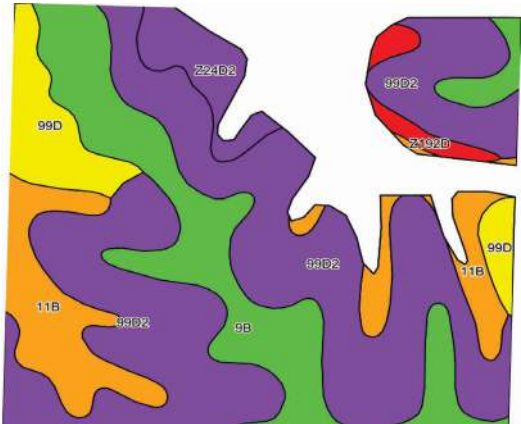
TRACT 5

155.58 ACRES

- AGRICULTURAL INFORMATION**
 - 155.58 +/- Acres
 - 133.1 +/- Cropland Acres
 - 21.65 +/- Pasture/Recreational Acres
 - 68.9 CSR2
 - Established Terraces and Tile
 - Two Road Entrances On Farm
 - Working Grain Bin On Property
- LOCATION**

Douglas TWP
Section 18
- PLC YIELD**

Corn - 154
Soybeans - 48



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, eorded	67.26	50.5%		IIIe	59	55
9B	Marshall silty clay loam, 2 to 5 percent slopes	30.58	23.0%		IIe	95	85
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	15.56	11.7%		IIw	80	65
99D	Exira silty clay loam, 9 to 14 percent slopes	11.99	9.0%		IIIe	62	58
Z24D2	Shelby clay oam, deep loess, 9 to 14 percent slopes, eroded	5.45	4.1%		IIIe	52	-
Z192D	Adair clay loam, deep loess, 9 to 14 percent slopes	2.26	1.7%		IVe	14	-
Weighted Average						68.9	*-

**IA has updated the CSR values for each county to CSR2
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TRACT 6

62.04 ACRES

AGRICULTURAL INFORMATION

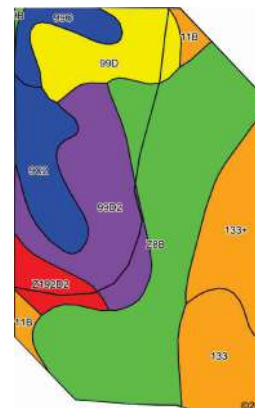
- 62.04 +/- Acres
- 57.58 +/- Cropland Acres
- 77.2 CSR2
- Majority Soil Type:
 - Judson Silty Clay Loam (92 CSR2)
- Established Terraces
- Natural Water Drainage
- Well Cared For Quality Farm
- Easement Access On North Side

LOCATION

Fremont TWP
Section 26

PLC YIELD

Corn - 154
Soybeans - 48



Area Symbol: IA145, Soil Area Version: 27

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	20.51	35.6%		Ile	92	-
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	9.44	16.4%		IIle	59	55
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	6.23	10.8%		IIw	78	85
99D	Exira silty clay loam, 9 to 14 percent slopes	5.51	9.6%		IIIle	62	58
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	5.45	9.5%		IIw	78	80
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	4.69	8.1%		IIIle	87	68
99C	Exira silty clay loam, 5 to 9 percent slopes	2.20	3.8%		IIIle	90	67
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	2.14	3.7%		IVe	14	-
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	1.31	2.3%		IIw	80	65
9B	Marshall silty clay loam, 2 to 5 percent slopes	0.10	0.2%		Ile	95	85
Weighted Average						77.2	*-

**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
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LAND AGENT
AUCTION CONTACT

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