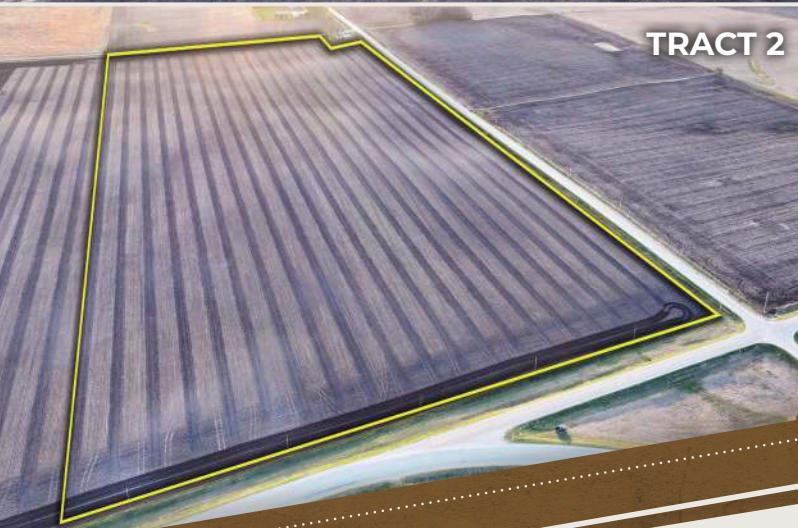


THURSDAY, JUNE 12TH, 2025 • 1:00PM

WILLIAMS COMMUNITY CENTER • WILLIAMS, IA

LAND AUCTION

HAMILTON/HARDIN COUNTY, IA • 617.94 ± ACRES



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

LAND AUCTION

HAMILTON/HARDIN COUNTY, IA • 617.94 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Harold & Lorraine Fielder Estate and Linda Bush, Ann Johnston, Karen Perry, and Faye Nissen. All of the tracts are located near Williams, Iowa. The farm will be offered for sale as 5 tracts; 617.94 +/- acres.

Tract 1 - 115.67 +/- Taxable Acres, 115.80 +/- Cropland Acres.

Tract 2 - 73.55 +/- Taxable Acres, 73.38 +/- Cropland Acres.

Tract 3 - 143.04 +/- Taxable Acres, 128.02 +/- Cropland Acres.

Tract 4 - 210.01 +/- Taxable Acres, 207.84 +/- Cropland Acres.

Tract 5 - 75.67 +/- Taxable Acres, 77.1 +/- Cropland Acres.

SALE METHOD

The farm will be sold at live public auction with online and phone bidding opportunities for all buyers. Tracts 1-5 will sell via "buyers' choice method."

LAND BROKERS

MATT Skinner 515-443-5004

LUKE Skinner 515-468-3610

FARM LOCATION

Tract 1- Williams Township, Section 22

Tract 2- Williams Township, Section 22

Tract 3- Williams Township, Section 10

Tract 4- Williams Township, Section 28

Tract 5 - Alden Township, Section 8

FARM LEASE

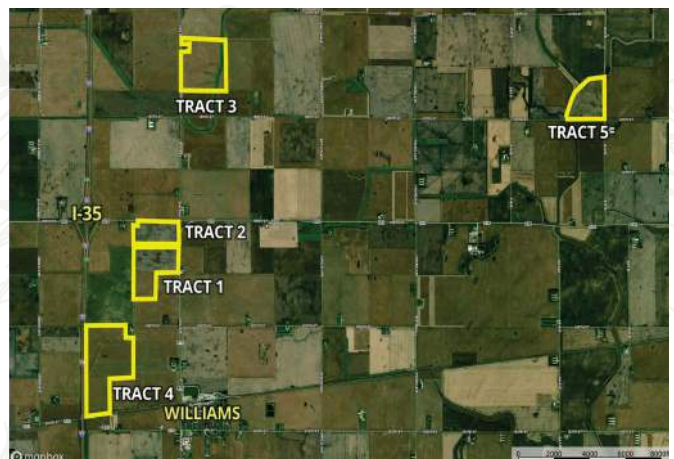
The cropland is leased for the 2025 season. (Buyers of each tract (s) will receive the second 2025 cropland rent payment).

POSSESSION

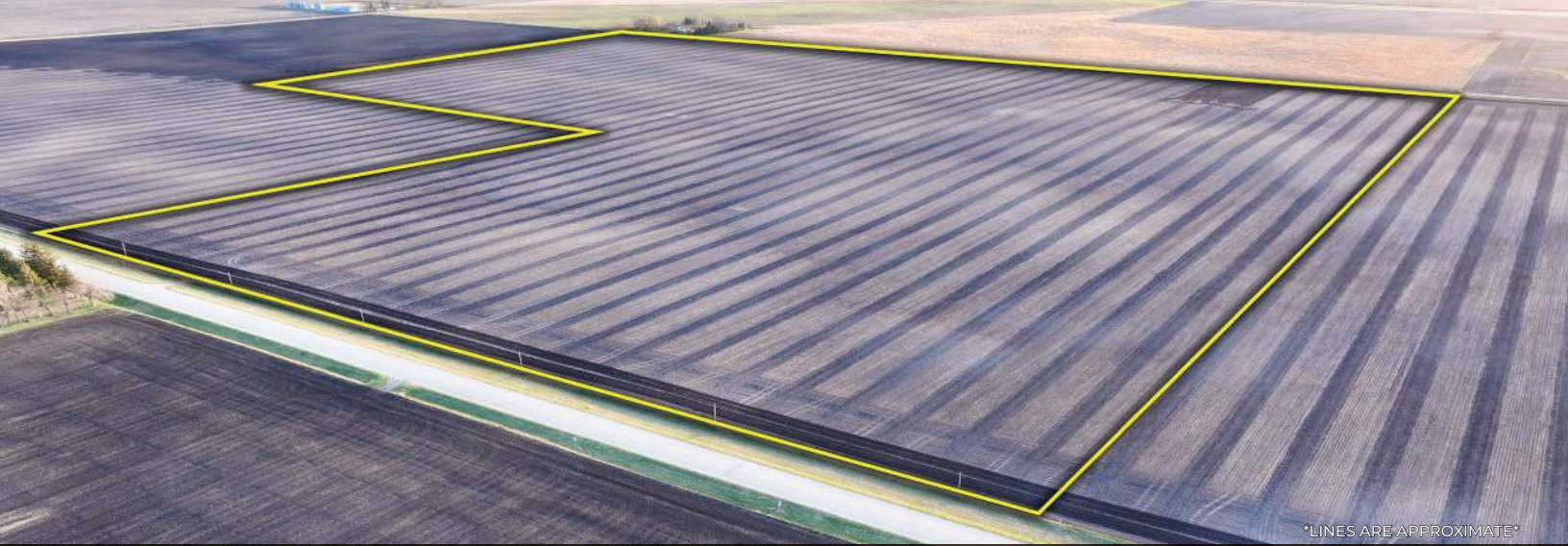
Buyer will receive real estate possession at closing, subject to tenant rights. New buyer to obtain cropland possession immediately after the current crops are harvested.

FARM CLOSING

Tracts 1-5 will close on or before July 31st, 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

115.67 ACRES

AGRICULTURAL INFORMATION

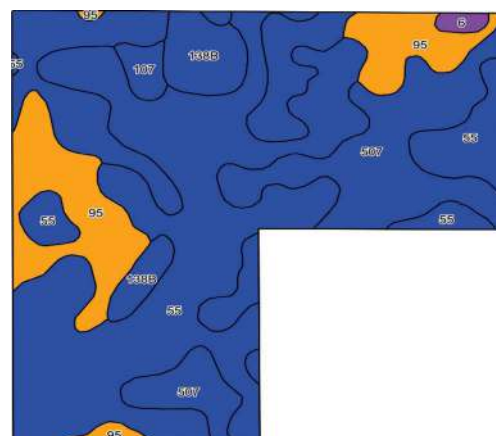
- 115.67 +/- Net Acres
- 115.80 +/- Cropland Acres
- 84.9 CSR2
- Strong Farming Area
- Highly Productive Farmland
- Certified Organic Farmland

LOCATION

Williams TWP
Section 22

TAXES

\$4,852 +/-
Annually Estimated



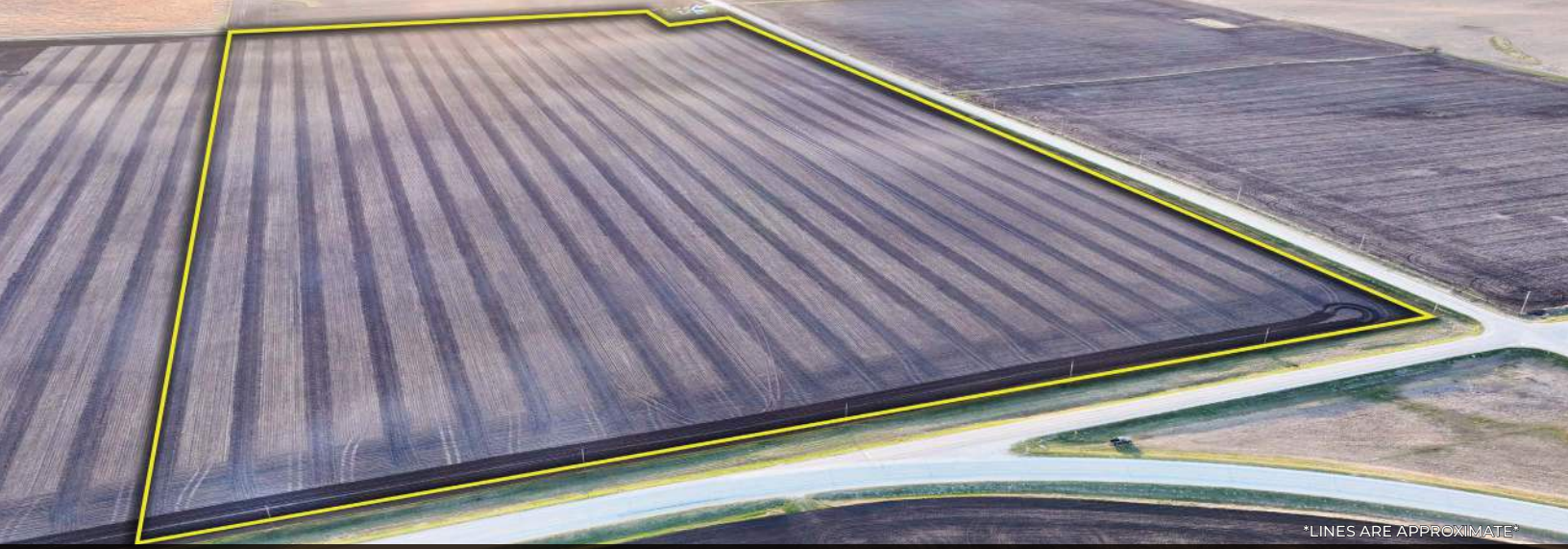
Area Symbol: IA079, Soil Area Version: 28

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	55.81	48.0%		Iw	89	90
507	Canisteo clay loam, 0 to 2 percent slopes	35.72	30.8%		IIw	84	80
95	Harps clay loam, 0 to 2 percent slopes	16.12	13.9%		IIw	72	63
138B	Clarion loam, 2 to 6 percent slopes	6.20	5.3%		Ile	89	82
107	Webster clay loam, 0 to 2 percent slopes	1.57	1.4%		IIw	86	85
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.69	0.6%		IIIw	59	58
Weighted Average						84.9	82.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method





TRACT 2

73.55 ACRES

AGRICULTURAL INFORMATION

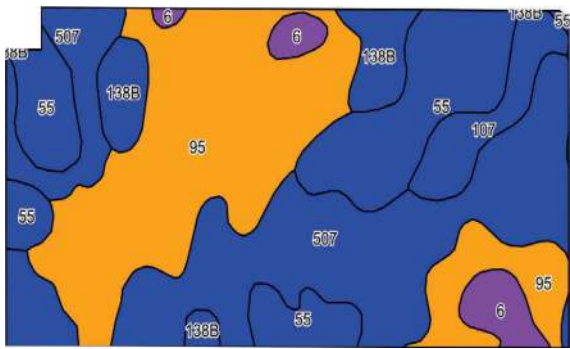
- 73.55 +/- Net Acres
- 73.38 +/- Cropland Acres
- 80.4 CSR2
- Good Ridge Soils
- Nice Square Farmland
- Certified Organic Farmland

LOCATION

Williams TWP
Section 22

TAXES

\$2,942 +/-
Annually Estimated



Area Symbol: IA079, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Caniesteo clay loam, 0 to 2 percent slopes	24.41	33.3%		IIw	84	80
95	Harps clay loam, 0 to 2 percent slopes	24.22	33.1%		IIw	72	63
55	Nicollet clay loam, 1 to 3 percent slopes	13.97	19.1%		Iw	89	90
138B	Clarion loam, 2 to 6 percent slopes	4.38	6.0%		Ile	89	82
107	Webster clay loam, 0 to 2 percent slopes	3.50	4.8%		IIw	86	85
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.71	3.7%		IIIw	59	58
Weighted Average						80.5	75.8

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





TRACT 3

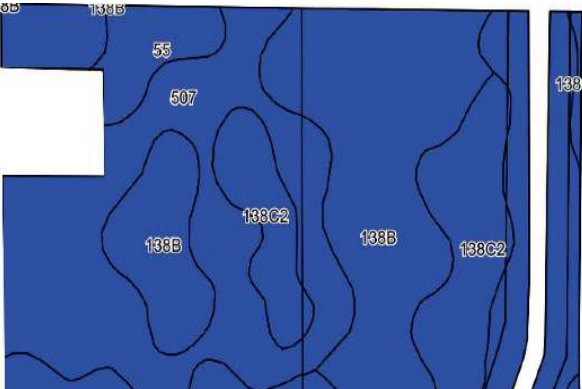
143.04 ACRES

AGRICULTURAL INFORMATION

- 143.04 +/- Net Acres
- 128.02 +/- Cropland Acres
- 11.48 +/- CRP Acres
- 86.3 CSR2
- Good Productive Ridge Soils
- High CSR2 Soils

LOCATION
 Williams TWP
 Section 10

TAXES
 \$5,880 +/-
 Annually Estimated



Area Symbol: IA079, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	53.32	38.3%		Ile	89	82
507	Canisteo clay loam, 0 to 2 percent slopes	30.26	21.8%		IIw	84	80
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	25.13	18.1%		IIIe	83	65
107	Webster clay loam, 0 to 2 percent slopes	17.81	12.8%		IIw	86	85
55	Nicollet clay loam, 1 to 3 percent slopes	7.89	5.7%		Iw	89	90
138C	Clarion loam, 6 to 10 percent slopes	4.52	3.3%		IIIe	84	67
Weighted Average						86.3	78.8

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





TRACT 4

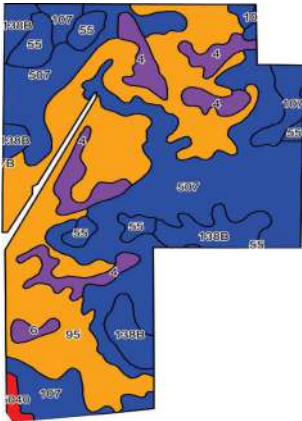
210.01 ACRES

AGRICULTURAL INFORMATION

- 210.01 +/- Net Acres
- 207.84 +/- Cropland Acres
- 77.3 CSR2
- Nice Farmland Acres
- Productive Farmland
- Certified Organic Farmland

LOCATION
 Williams TWP
 Section 28

TAXES
 \$7,832 +/-
 Annually Estimated



Area Symbol: IA079, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
95	Harps clay loam, 0 to 2 percent slopes	71.59	35.3%		IIw	72	63
507	Canisteo clay loam, 0 to 2 percent slopes	70.78	34.8%		IIw	84	80
4	Knoke silty clay loam, 0 to 1 percent slopes	18.21	9.0%		IIIw	56	57
138B	Clarion loam, 2 to 6 percent slopes	15.55	7.6%		Ile	89	82
107	Webster clay loam, 0 to 2 percent slopes	13.81	6.8%		IIw	86	85
55	Nicollet clay loam, 1 to 3 percent slopes	10.41	5.1%		Iw	89	90
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.52	0.7%		IIIw	59	58
5040	Orthents, loamy	1.51	0.7%		-	5	5
Weighted Average						77.3	72.2

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





TRACT 5

75.67 ACRES

AGRICULTURAL INFORMATION

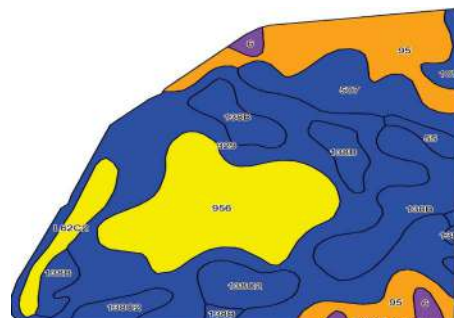
- 75.67 +/- Net Acres
- 77.1 +/- Cropland Acres
- 80.4 CSR2
- Productive Farmland
- Strong Farming Area

LOCATION

Alden TWP
Section 8

TAXES

\$2,486 +/-
Annually Estimated



Area Symbol: IA083, Soil Area Version: 31

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
329	Webster-Nicollet complex, 0 to 3 percent slopes	25.97	33.6%		IIw	87	87
956	Harps-Okoboji complex, 0 to 2 percent slopes	13.79	17.9%		IIw	69	61
138B	Clarion loam, 2 to 6 percent slopes	11.38	14.8%		IIe	89	84
95	Harps clay loam, 0 to 2 percent slopes	10.78	14.0%		IIw	72	65
507	Canisteo clay loam, 0 to 2 percent slopes	5.65	7.3%		IIw	84	81
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	4.08	5.3%		IIIe	83	67
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.38	3.1%		IIIe	64	-
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.12	1.5%		IIIw	59	59
107	Webster clay loam, 0 to 2 percent slopes	1.01	1.3%		IIw	86	87
55	Nicollet clay loam, 1 to 3 percent slopes	0.94	1.2%		Iw	89	92
Weighted Average						80.4	*-

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



ABOUT US

Over the past 8 years, Iowa Land Company has assisted in selling 500 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.

320 A STREET
FORT DODGE, IA 50501



- FARMLAND LISTINGS
- FARMLAND AUCTIONS
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- EXPERIENCED SALES TEAM
- SERVING ALL 99 COUNTIES
- NATIONAL MARKETING
- FARM APPRAISALS



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