

TUESDAY, NOVEMBER 18TH, 2025 • 1:00PM

GRANGER COMMUNITY CENTER • GRANGER, IA 50109

LAND AUCTION

DALLAS COUNTY, IA • 120 ± ACRES



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

LAND AUCTION

DALLAS COUNTY, IA • 120 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Peggy L. Jagerson Estate. This quality 1 tract farm is located 8.2 miles northwest of Granger, Iowa in Des Moines Township, Section 22. The farm will be offered for sale as one tract; 120 +/- acres.

Tract 1 -

120 +/- Acres, 117.07 +/- Cropland Acres.

The farm has an open lease for 2026. Current tenancy has been terminated. Buyer will receive real estate possession at closing, subject to tenant rights.

LAND BROKERS

Matt Skinner 515-443-5004

Luke Skinner 515-468-3610

SALE METHOD

The farm will be sold at live public auction with online and phone bidding opportunities for all buyers.

FARM LOCATION

Des Moines Township, Section 22.

FARM LEASE

The farm has an open lease for 2026. Current tenancy has been terminated.

FARM CLOSING

On or before December 30th, 2025

FARM POSSESSION

Buyer will receive real estate possession at closing, subject to tenant rights.



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

120 ACRES

AGRICULTURAL INFORMATION

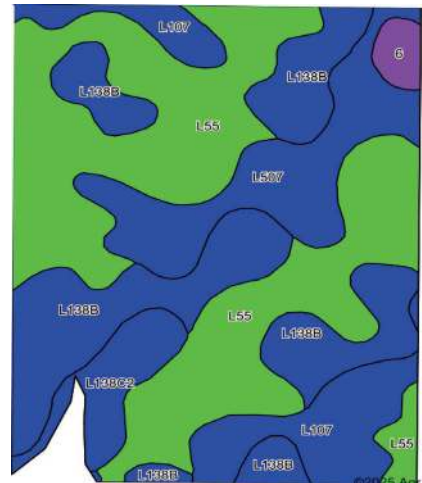
- 120 +/- Acres
- 117.07 +/- Cropland Acres
- 88.5 CSR2
- Strong Farming Area
- Highly Productive Farmland
- Open Lease For 2026

LOCATION

Des Moines TWP
Section 22

PLC YIELD

Corn - 158
Soybeans - 50



Area Symbol: IA049, Soil Area Version: 31

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L55	Nicollet loam, 1 to 3 percent slopes	50.34	43.2%		Ie	91	-
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	30.45	26.1%		Ile	88	-
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	15.45	13.2%		Ilw	87	-
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	12.72	10.9%		Ilw	88	-
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.99	5.1%		IIIe	83	-
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.78	1.5%		IIIw	59	59
Weighted Average						88.5	*-

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



ABOUT US

Over the past 8 years, Iowa Land Company has assisted in selling 650 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



MATT SKINNER
515-443-5004
LAND BROKER
AUCTION CONTACT



LUKE SKINNER
515-468-3610
LAND BROKER
AUCTION CONTACT

LAND AUCTION • DALLAS COUNTY, IA • 120 ± ACRES

TUESDAY, NOVEMBER 18TH, 2025 • 1:00PM
GRANGER COMMUNITY CENTER • GRANGER, IOWA



**VIEW AUCTION DETAILS AT
IOWALANDCOMPANY.COM**