

WEDNESDAY, JANUARY 22ND, 2025 • 1:00PM
DYSART COMMUNITY BUILDING • DYSART, IA

LAND AUCTION

BENTON COUNTY, IA • 129.88 ± ACRES



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

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Iowa Land Company is honored to represent and offer this farmland owned by Schmelzer, Joan M Garwood, Ramona K Janssen, Jennifer A Kuehn, Diane E Hilton, Mary J Tresnak, Patricia S and Collingwood, Julie L. This quality 2 tract farm is located just north of Garrison, Iowa in Jackson Township, Section 28. The farm will be offered for sale as two tracts; 129.88 +/- acres.

Tract 1 - 126 +/- Taxable Acres, 113.17 +/- Cropland Acres.

Tract 2 - 3.88 +/- Taxable Acres, 2 Story Farmhouse and Outbuildings.

Cropland is leased for the 2024 cropping season, the Buyer(s) will receive full possession at closing. The seller will retain the 2024 cash rent. The farm lease is open for the 2025 agriculture 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. Each tract will sell separately. Tract 2 will sell as a lump sum price.

FARM LOCATION

Tract 1 - Jackson Township, Section 28.

Tract 2- Jackson Township, Section 28.

FARM LEASE

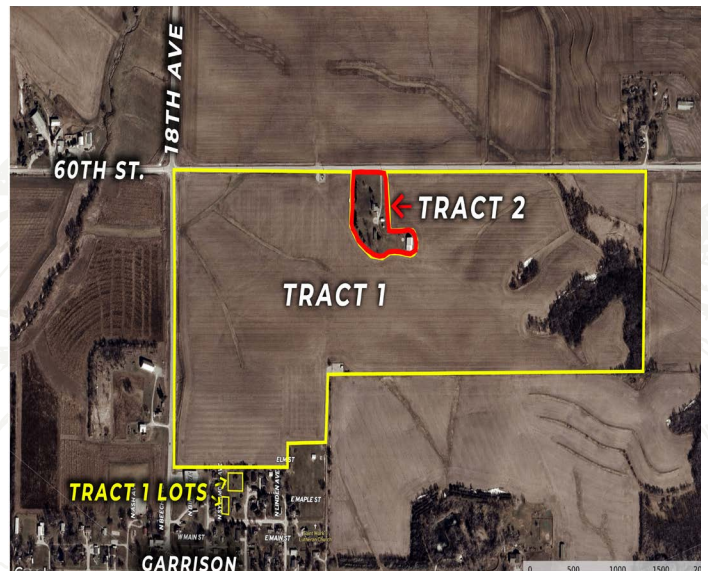
The cropland is leased for the 2024 season. Full possession will be given at closing. Seller will be entitled to the full 2024 farm income. Open farm lease for 2025.

FARM CLOSING

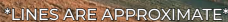
Tracts 1 & 2 will close on or before March 3rd, 2025.

FARM POSSESSION

Buyer will receive full possession at closing.



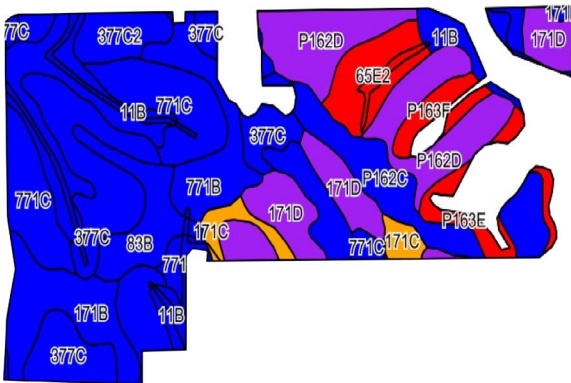
LEGAL TERMS Information provided herein was obtained from sources deemed reliable, but neither Iowa Land Company nor the Seller make any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusion. All sketches, 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.



126 ACRES

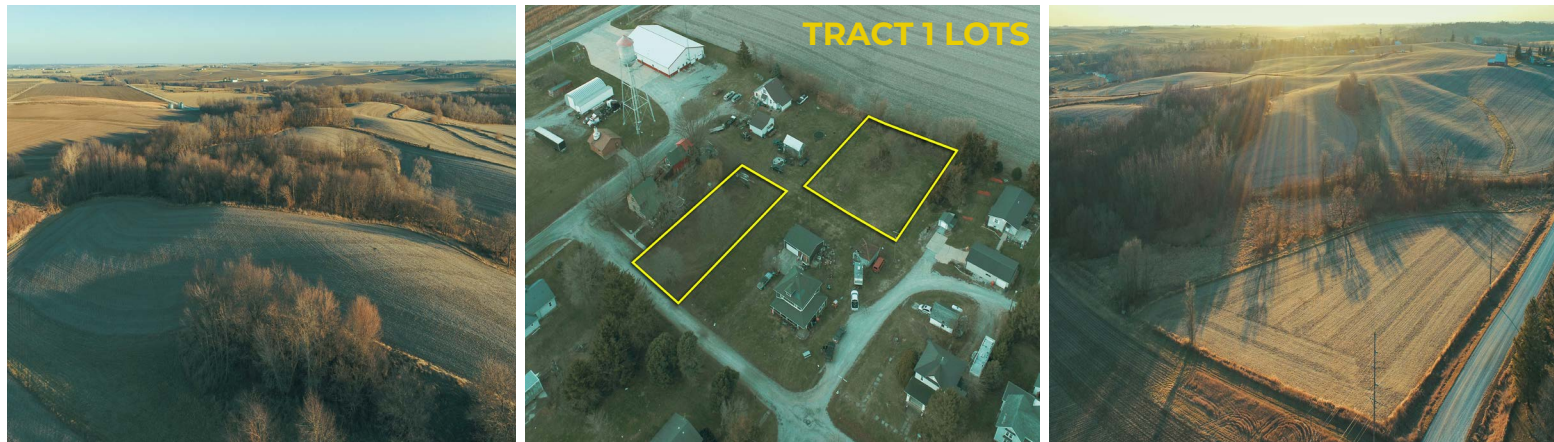
LOCATION

- ## PLC YIELD



Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	18.28	16.3%		IIIe	90	75
11B	Colo-Ely complex, 0 to 5 percent slopes	14.41	12.7%		IIw	86	68
771C	Waubee silt loam, 5 to 9 percent slopes	13.12	11.6%		IIIe	85	72
P162D	Downs silt loam, paha, 9 to 14 percent slopes	12.97	11.5%		IIIe	57	-
171D	Bassett loam, 9 to 14 percent slopes	9.64	8.5%		IIIe	57	55
P162C	Downs silt loam, paha, 5 to 9 percent slopes	8.20	7.2%		IIIe	85	-
171B	Bassett loam, 2 to 5 percent slopes	7.33	6.5%		Ile	85	82
771B	Waubee silt loam, 2 to 5 percent slopes	6.24	5.5%		Ile	89	87
Weighted Average						75.2	*

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





TRACT 2

3.88 ACRES

AGRICULTURAL INFORMATION

- 3.88 +/- Acres (Subject To Survey)
- Two Story Farmhouse built in 1890
- 2,032 Square Feet
- 3 Bed, 1 Bath
- Central Air, Gas Heat
- Newer Well
- Garages and Outbuildings
- Sold In "As Is" Condition

ADDRESS:

1832 60th St. Garrison, Iowa 52299

OPEN HOUSE:

January 4th, 2025 | 11:00am – 1:00pm
January 22nd, 2025 | 9:30am – 11:00am

LOCATION

Jackson TWP
Section 28

PLC YIELD

Corn - NA
Soybeans - NA



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.

1705 WEST D. STREET SUITE 3
VINTON, IA 52349



- FARMLAND LISTINGS
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- FAMILY OWNED COMPANY
- EXPERIENCED SALES TEAM
- SERVING ALL 99 COUNTIES
- NATIONAL MARKETING
- FARM APPRAISALS



BRANDED IN LAND

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LAND BROKER
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**VIEW AUCTION DETAILS AT
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