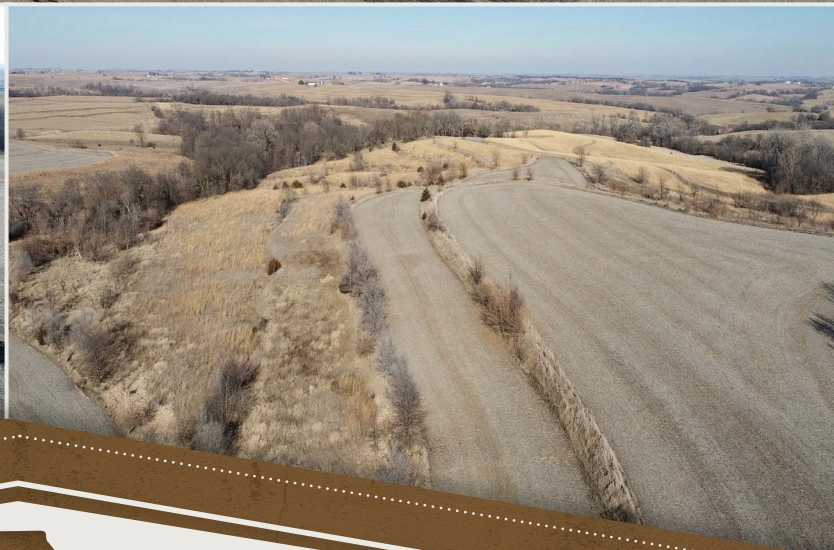


TUESDAY, MARCH 4TH, 2025 • 1:00PM
WIBHOLM HALL • CLARINDA, IA

LAND AUCTION

PAGE COUNTY, IA • 186.83 ± ACRES



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

LAND AUCTION

PAGE COUNTY, IA • 186.83 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by 5 H Farms LLC. This quality farm is located just 6 miles northwest of Clarinda, Iowa in Douglas Township, Section 35. The farm will be offered for sale as one tract; 186.83 +/- net acres. Full possession at closing. Open lease for 2025.

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.

FARM LOCATION

Douglas Township, Section 35
6 Miles Northwest of Clarinda, Iowa

FARM LEASE

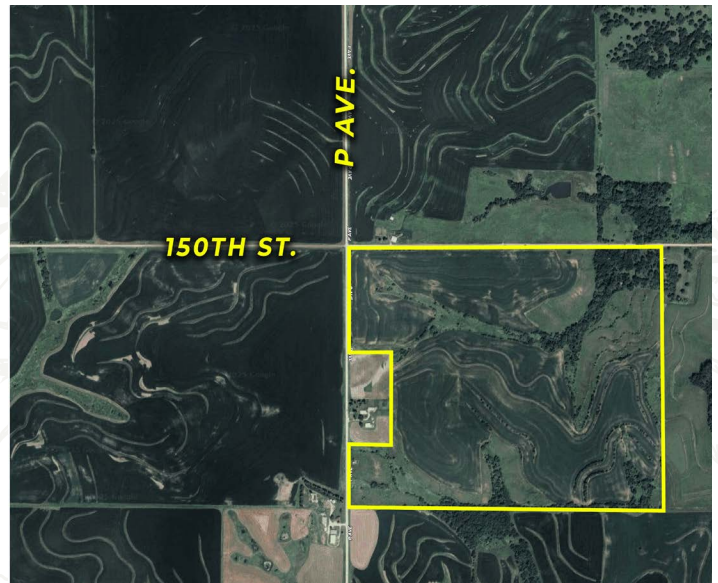
The cropland acres have an open lease for 2025.

FARM CLOSING

Closing will be on or before April 9th, 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.



FARM INFO 186.83 +/- ACRES

AGRICULTURAL INFORMATION

- 186.83 +/- Net Acres
- 160.99 +/- Cropland Acres
- 60.7 CSR2
- 37.82 CRP Acres
- Great Road Access
- Terraces and Tile Throughout
- Farmland, CRP, and Timber Acres
- 6 Miles Northwest of Clarinda, IA

LOCATION

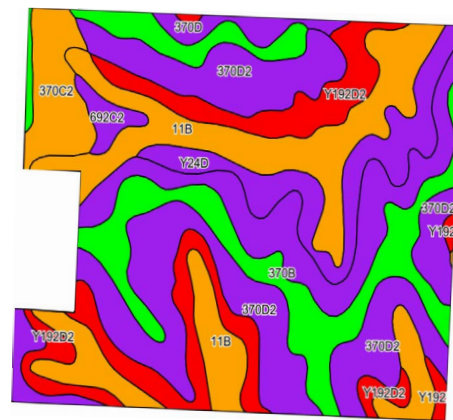
Douglas TWP
Section 35

PLC YIELD

Corn - 151
Soybeans - 47

TAXES

\$3,946 +/-
Annually Estimated



Area Symbol: IA145, Soil Area Version: 28

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	66.51	35.6%		IIIe	54	55
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	36.94	19.8%		IIw	80	65
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	28.30	15.1%		Ile	91	85
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	25.88	13.8%		IVe	16	-
Y24D	Shelby loam, dissected till plain, 9 to 14 slopes	14.72	7.9%		IIIe	52	-
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	8.71	4.7%		IIIe	80	65
370D	Sharpsburg silty clay loam, 9 to 14 slopes	3.44	1.8%		IIIe	59	60
692C2	Mayberry clay loam, 5 to 9 percent slopes, moderately eroded	2.40	1.3%		IVe	56	26
Weighted Average						60.7	*-

**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
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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
AUCTION CONTACT



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