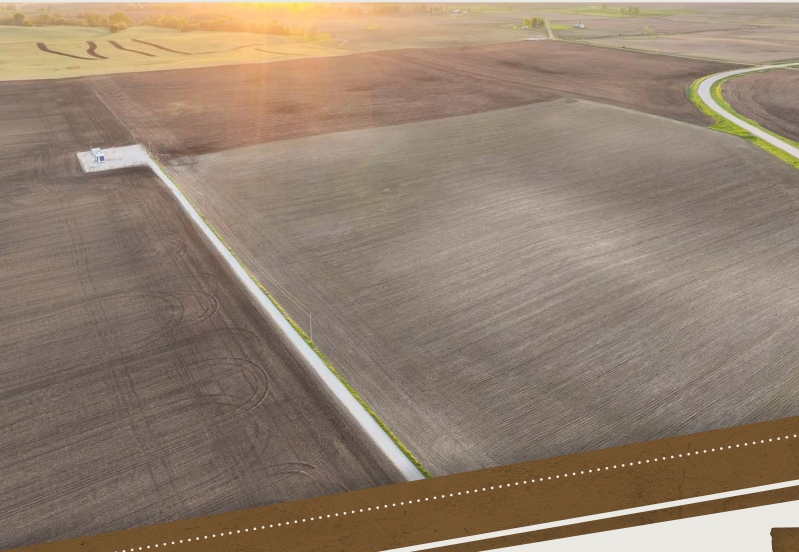


ALL SEALED BIDS DUE BY
FRIDAY, JUNE 20TH, 2025 • 3:00PM

SEALED BID LAND AUCTION

DALLAS COUNTY, IA • 73.25 ± ACRES



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

SEALED BID LAND AUCTION

DALLAS COUNTY, IA • 73.25 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by The Starr Family. This quality farm is located just 4 miles north of Redfield, Iowa in Linn Township, Section 14. The farm will be offered for sale as one tract; 73.25 +/- acres. Buyer will receive full possession at closing, subject to tenants rights. Cropland is leased for 2025. **All sealed bids shall be submitted to Land Broker Matt Skinner or Land Broker Luke Skinner by June 20th, 2025 at 3:00pm CST.**

LAND BROKERS

Matt Skinner 515-443-5004

Luke Skinner 515-468-3610

SALE METHOD

The farm will be sold as one tract via SEALED BID method of sale. All sealed bids are due to Iowa Land Company on Friday, June 20th, 2025 by 3:00pm CST.

SEND BIDS TO:

Iowa Land Company Attn: Matt Skinner
2540 106th St. Suite 201 Urbandale, IA 50322

FARM LOCATION

Linn Township, Section 14

4 Miles North of Redfield, Iowa

FARM LEASE

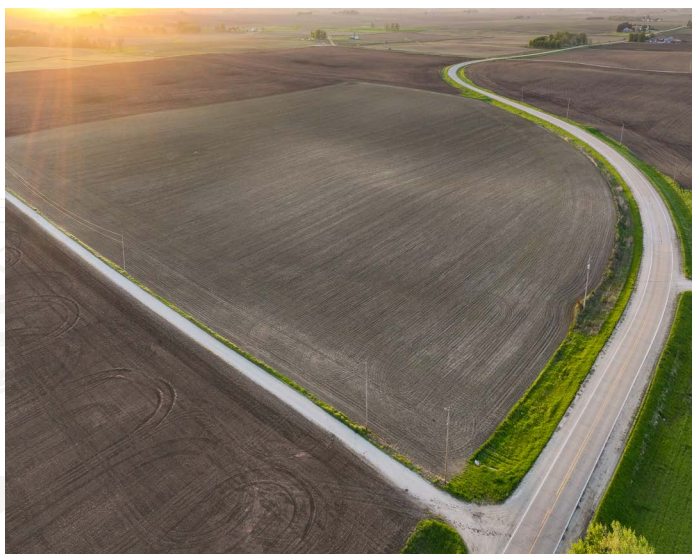
The Cropland is leased for 2025. This lease consists of a cash rental agreement. The buyer will receive the entire crop rental lease payment for the 2025 cropland rent.

FARM CLOSING

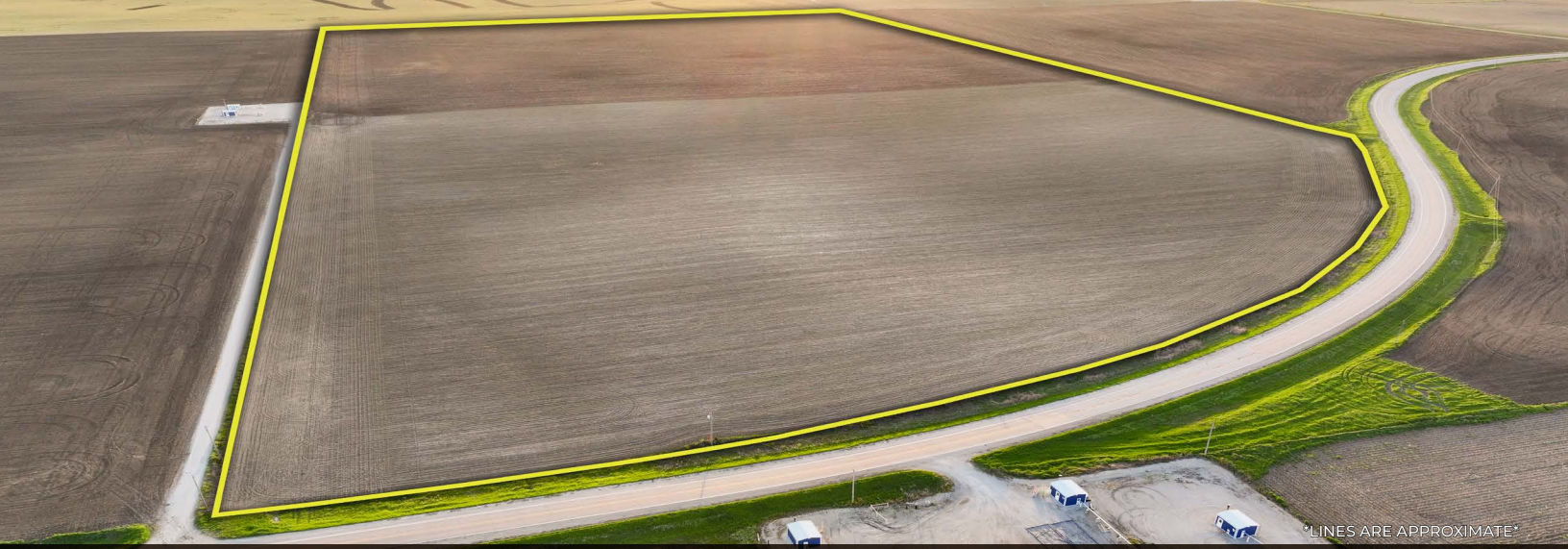
On or before August 7th, 2025

FARM POSSESSION

Buyer will receive full possession at closing, subject to tenants 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.



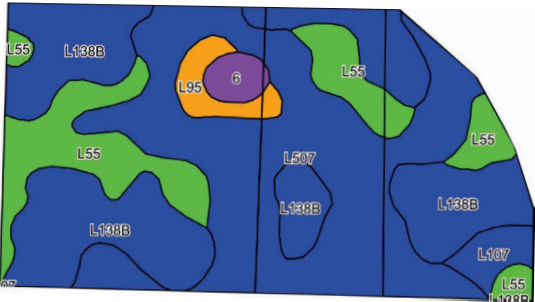
FARM INFO

73.25 +/- ACRES

AGRICULTURAL INFORMATION
 - 73.25 +/- Net Acres
 - 72.56 +/- FSA Cropland Acres
 - 87.2 CSR2
 - Gas Storage Lease In Place
 - Pavement Access
 - Located 4 Miles North of Redfield, Iowa

LOCATION
 Linn TWP
 Section 14

PLC YIELD
 Corn - 146
 Soybeans - 40



Area Symbol: IA049, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	29.74	40.5%		IIw	87	-
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	25.72	35.0%		Ile	88	-
L55	Nicollet loam, 1 to 3 percent slopes	12.74	17.4%		Ie	91	8
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	2.05	2.8%		IIw	75	-
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	1.81	2.5%		IIw	88	-
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.35	1.8%		IIIw	59	59
Weighted Average						87.2	*-

**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.

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

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2540 106TH ST. SUITE 201 URBANDALE, IA 50322



**VIEW AUCTION DETAILS AT
IOWALANDCOMPANY.COM**