

ALL SEALED BIDS DUE BY
TUESDAY, JULY 1ST, 2025 • 3:00PM

SEALED BID LAND AUCTION

CLINTON COUNTY, IA • 40 ± ACRES



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

SEALED BID LAND AUCTION

CLINTON COUNTY, IA • 40 ± ACRES

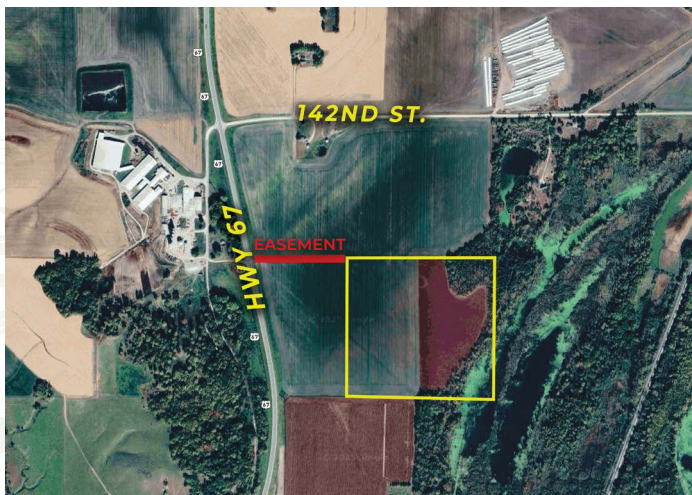
Iowa Land Company is honored to represent and offer this farmland owned by McClintock Family. This quality farm is located just 5 miles north of Clinton, Iowa in Elk River Township, Section 30. The farm will be offered for sale as one tract; 40 +/- acres. The cropland acres are leased for the 2025 agriculture season, the buyer will receive agricultural possession March 1, 2026. The buyer shall receive 50% of the 2025 cash rent income. The CRP contract expires in September 2025. The buyer will receive full possession of the CRP acres and timber acres at closing. The seller will retain the entire 2025 CRP income.

All sealed bids shall be submitted to Land Broker Cody Skinner or Land Agent Nick Skinner by July 1st, 2025 at 3:00pm CST.

LAND BROKERS

Cody Skinner 515-443-6343

Nick Skinner 515-650-0974



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.

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 Tuesday, July 1st, 2025 by 3:00pm CST.

SEND BIDS TO:

Email Cody@iowalandcompany.com or Nick@iowalandcompany.com or mail to Iowa Land Company Attn: Cody Skinner
2540 106th St. Suite 201 Urbandale, IA 50322

FARM LOCATION

Elk River Township, Section 30
5 Miles North of Clinton, Iowa

FARM LEASE

Cropland is leased for 2025 agriculture season.

FARM CLOSING

Closing will be on or before August 15th, 2025 (subject to court order approval of sale).

FARM POSSESSION

Buyer will receive agricultural possession March 1st, 2026. The buyer shall receive 50% of the 2025 cash rent income. The CRP contract expires in September 2025. The buyer will receive full possession of the CRP acres and timber acres at closing. The seller will retain the entire 2025 CRP income.





FARM INFO

40 +/- ACRES

AGRICULTURAL INFORMATION

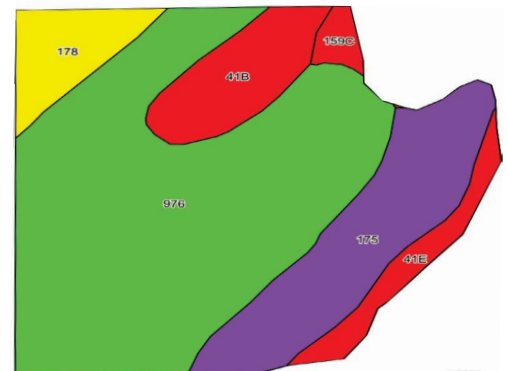
- 40 +/- Net Acres
- 33 +/- FSA NHEL Cropland Acres
- 19 +/- Corn/Soybean Rotation
- 78.8 CSR2
- Majority Soil Types
 - Raddle Silt Loam (100 CSR2)
 - Dickinson Fine Sand and Sparta Loamy Sand
- 300 Yard Easement
- Great Hunting/Recreation Opportunities
- Located 5 Miles North of Clinton, IA

LOCATION

Elk River TWP
Section 30

PLC YIELD

Corn -
Soybeans -



Area Symbol: IA045, Soil Area Version: 30

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
976	Raddle silty loam, 0 to 2 percent slopes	19.48	58.8%		I	100	95
175	Dickinson fine sandy loam, 0 to 2 percent slopes	6.36	19.2%		III's	55	61
41B	Sparta loamy sand, 2 to 5 percent slopes	2.95	8.9%		IV's	42	40
178	Waukee loam, 0 to 2 percent slopes	2.21	6.7%		II's	69	81
41E	Sparta loamy fine sand, 9 to 18 percent slopes	1.60	4.8%		IV's	17	10
159C	Finchford loamy sand, 2 to 9 percent slopes	0.54	1.6%		IV's	33	25
Weighted Average						79	77.4

**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.

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



CODY SKINNER
515-443-6343
LAND BROKER
AUCTION CONTACT



NICK SKINNER
515-650-0974
LAND AGENT
AUCTION CONTACT

SEALED BID LAND AUCTION • CLINTON COUNTY, IA • 40 ± ACRES

ALL BIDS DUE BY: TUESDAY, JULY 1ST, 2025 • 3:00PM
SEND BIDS TO: IOWA LAND COMPANY ATTN: CODY SKINNER
2540 106TH ST. SUITE 201 URBANDALE, IA 50322



**VIEW AUCTION DETAILS AT
IOWALANDCOMPANY.COM**