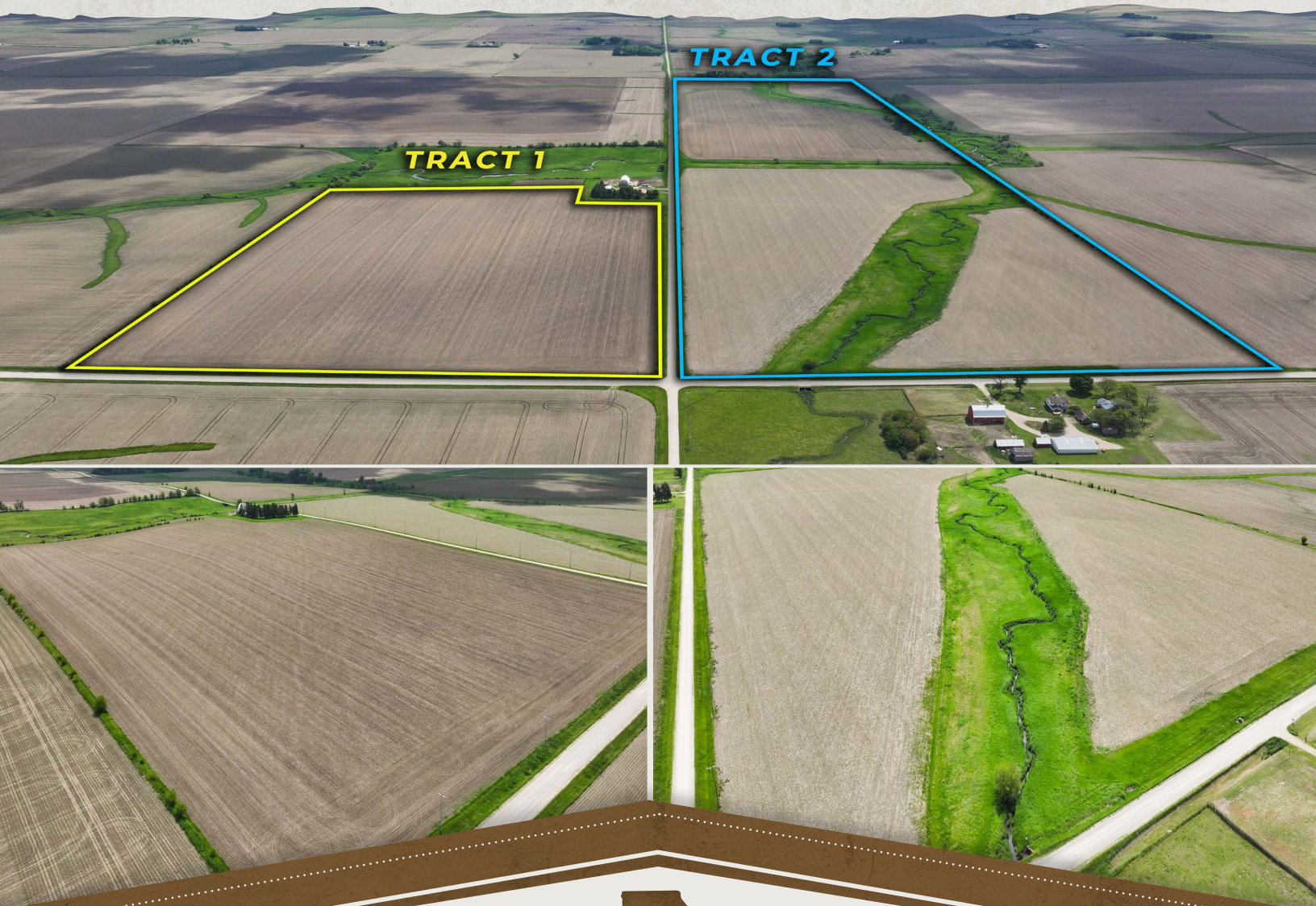


ALL SEALED BIDS DUE BY
WEDNESDAY, JULY 9th, 2025 • 3:00PM

SEALED BID LAND AUCTION

GRUNDY COUNTY, IA • 204.5 ± ACRES



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

SEALED BID LAND AUCTION

GRUNDY COUNTY, IA • 204.5 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Charles L Ware Trust. This quality farm is located just 5 miles south of Grundy Center, Iowa in Clay Township, Sections 1 & 12. The farm will be offered for sale as two tracts totalling 204.5 +/- acres. The farms are leased for the 2025 agriculture season. The buyer shall receive real estate possession at closing and full agriculture possession March 1, 2026. The buyer will receive 50% of the 2025 cash rent income. The CRP income on tract 2 will be prorated to the day of closing.

All sealed bids shall be submitted to Land Broker Cody Skinner or Land Agent Nick Skinner by July 9th, 2025 at 3:00pm CST.

LAND BROKERS

Cody Skinner 515-443-6343

Nick Skinner 515-650-0974

SALE METHOD

The farm will be sold as two tracts via SEALED BID method of sale. All sealed bids are due to Iowa Land Company on Wednesday, July 9th, 2025 by 3:00pm CST.

SEND BIDS TO:

Iowa Land Company Attn: Cody Skinner
717 G Avenue, Grundy Center, IA 50638 or
Email Cody@iowalandcompany.com or
Nick@iowalandcompany.com.

FARM LOCATION

Tract 1 - Clay Township, Section 1
Tract 2 - Clay Township, Section 12
5 Miles South of Grundy Center, Iowa

FARM LEASE

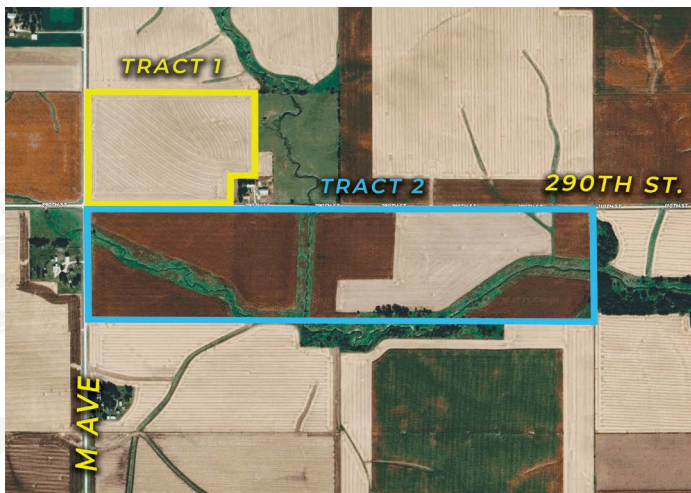
Cropland is leased for 2025 agriculture season. The buyer(s) will receive 50% of the 2025 cash rent income. The CRP income on tract 2 will be prorated to the day of closing.

FARM CLOSING

Closing will be on or before August 20th, 2025.

FARM POSSESSION

The buyer shall receive real estate possession at closing and full possession March 1, 2026.



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

FARM INFO

49.5 +/- ACRES

AGRICULTURAL INFORMATION

- 49.5 +/- Acres
- 49.5 +/- FSA NHEL Cropland Acres
- 93.7 CSR2
- Majority Soil Types
 - Tama Silty Clay Loam
 - Muscatine Silty Clay Loam
- Cash Rent Income
- Located 5 Miles South of Grundy Center, IA

LOCATION

Clay TWP
Section 1

PLC YIELD

Corn - 185
Soybeans - 51



Area Symbol: IA075, Soil Area Version: 30

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120B	Tama silty clay loam, 2 to 5 percent slopes	32.01	64.7%		Ile	95	95
119B	Muscatine silty clay loam, 2 to 5 percent slopes	9.40	19.0%		Ile	95	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	6.41	12.9%		IIle	87	78
11B	Colo-Ely Complex, 0 to 5 percent slopes	1.70	3.4%		IIw	86	-
Weighted Average						93.7	*-

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

*c: Using Capabilities Class Dominant Condition Aggregation Method





FARM INFO

155 +/- ACRES

AGRICULTURAL INFORMATION

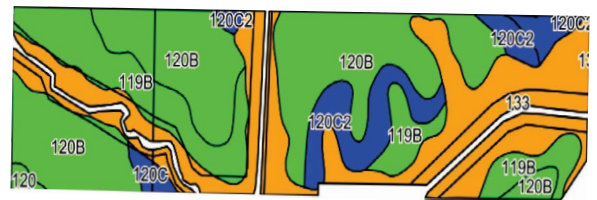
- 155 +/- Net Acres
- 146.66 +/- FSA NHCL Cropland Acres
- 18.78 +/- CRP Acres
- 88.6 CSR2
- Majority Soil Types
 - Tama Silty Clay Loam
 - Muscatine Silty Clay Loam
- Cash Rent Income
- Located 5 Miles South of Grundy Center, IA

LOCATION

Clay TWP
Section 12

PLC YIELD

Corn - 185
Soybeans - 51



Area Symbol: IA075 & IA171, Soil Area Version: 30 & 29

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120B	Tama silty clay loam, 2 to 5 percent slopes	56.79	38.8%		IIe	95	95
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	47.07	32.2%		IIw	78	80
119B	Muscatine silty clay loam, 2 to 5 percent slopes	24.63	16.8%		IIe	95	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	12.97	8.9%		IIIe	87	78
11B	Colo-Ely complex, 0 to 5 percent slopes	2.06	1.4%		IIw	86	-
120C	Tama silty clay loam, 5 to 9 percent slopes	1.71	1.2%		IIIe	90	80
120	Tama silty clay loam, 0 to 2 percent slopes	0.88	0.6%		I	100	100
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.17	0.1%		IIw	78	85
Weighted Average						88.6	*-

**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.

717 G AVENUE
GRUNDY CENTER, IA 50638



- 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 • GRUNDY COUNTY, IA • 204.5 ± ACRES

ALL BIDS DUE BY: WEDNESDAY, JULY 9TH, 2025 • 3:00PM
SEND BIDS TO: IOWA LAND COMPANY ATTN: CODY SKINNER
717 G AVENUE, GRUNDY CENTER, IOWA 50638



**VIEW AUCTION DETAILS AT
IOWALANDCOMPANY.COM**