

WEDNESDAY, JUNE 18TH, 2025 • 1:00PM
MICHAEL J MANATT COMMUNITY CENTER • BROOKLYN, IA

LAND AUCTION

TAMA / POWESHIEK COUNTY, IA • 410.21 ± ACRES



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

LAND AUCTION

TAMA / POWESHIEK COUNTY, IA • 410.21 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Mary R. Lamb Trust (also known as "Jon Lamb Farms"). Tracts 1 & 2 are located in southeastern Tama County in Salt Creek Township, Section 20. Tract 3 is located in northeastern Poweshiek County, Iowa in Jefferson Township, Section 6. The farm will be offered for sale as three tracts; totaling 410.21 +/- acres.

Tract 1 - 107 +/- Taxable Acres, 102.66 +/- Cropland Acres.

Tract 2 - 107.15 +/- Taxable Acres, 30.11 +/- Cropland Acres.

Tract 3 - 196.06 +/- Taxable Acres, 178.14 +/- Cropland Acres.

Cropland is leased for the 2025 agricultural season, the Buyer(s) will receive full possession March 1st, 2026 per tenants rights. The buyer(s) will receive a prorated portion of the 2025 farm cash rent income.

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.

FARM LOCATION

Tract 1 & 2 - Salt Creek Township, Section 20.

Tract 3 - Jefferson Township, Section 6.

FARM LEASE

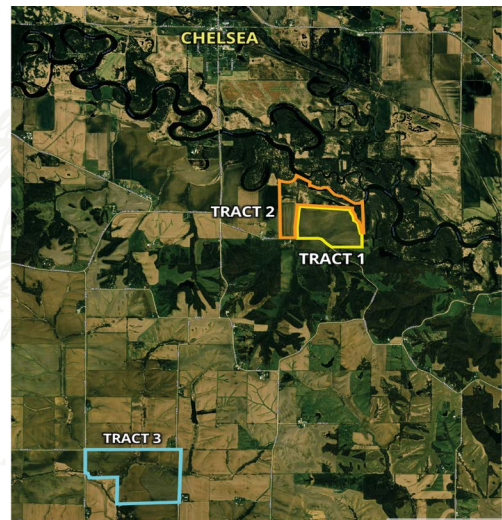
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FARM CLOSING

On or Before August, 5th 2025

FARM POSSESSION

Buyer will receive real estate possession at closing and full possession March 1st, 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

TRACT 1

107 ACRES

AGRICULTURAL INFORMATION

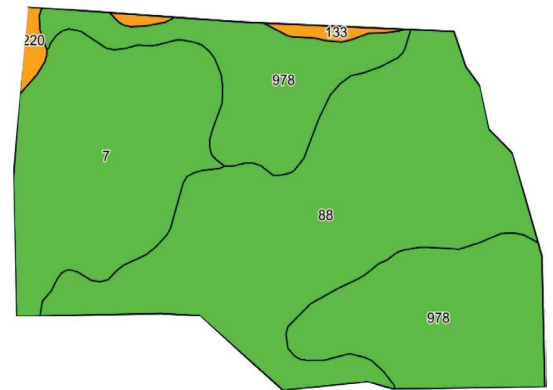
- 107 +/- Taxable Acres
- 102.66 +/- Cropland Acres
- 2.83 +/- CRP (At \$300/Acre)
- 95.9 CSR2
- 91.2 CSR1
- Majority Soil Types
 - Nelvin, Festina, Wiota Silty Clay Loam (95 & 100 CSR2)

LOCATION

Tama County
Salt Creek TWP
Section 20

PLC YIELD

Oats - 59
Corn - 164



Area Symbol: IA171, Soil Area Version: 29

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
88	Nevin silty clay loam, 0 to 2 percent slopes	43.53	42.3%		Iw	95	90
978	Festina silt loam, 0 to 2 percent slopes	31.49	30.7%		I	95	90
7	Wiota silt loam, 0 to 2 percent slopes, rarely flooded	25.63	25.0%		Iw	100	95
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	1.21	1.2%		IIw	77	87
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.80	0.8%		IIw	78	85
Weighted Average						95.9	91.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method





TRACT 2

107.15 ACRES

AGRICULTURAL INFORMATION

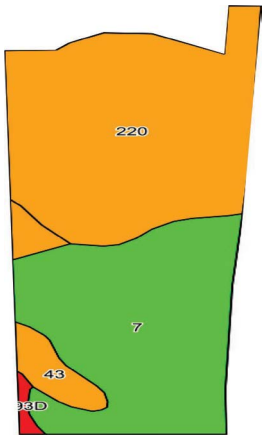
- 107.15 +/- Taxable Acres
- 30.11 +/- Cropland Acres
- 9.21 +/- CRP (At \$300/Acre)
- 86.0 CSR2
- 76.89 +/- Riverbottom Timber Acres
- 62.82 +/- Acres In A WRP Easement

LOCATION

Tama County
Salt Creek TWP
Section 20

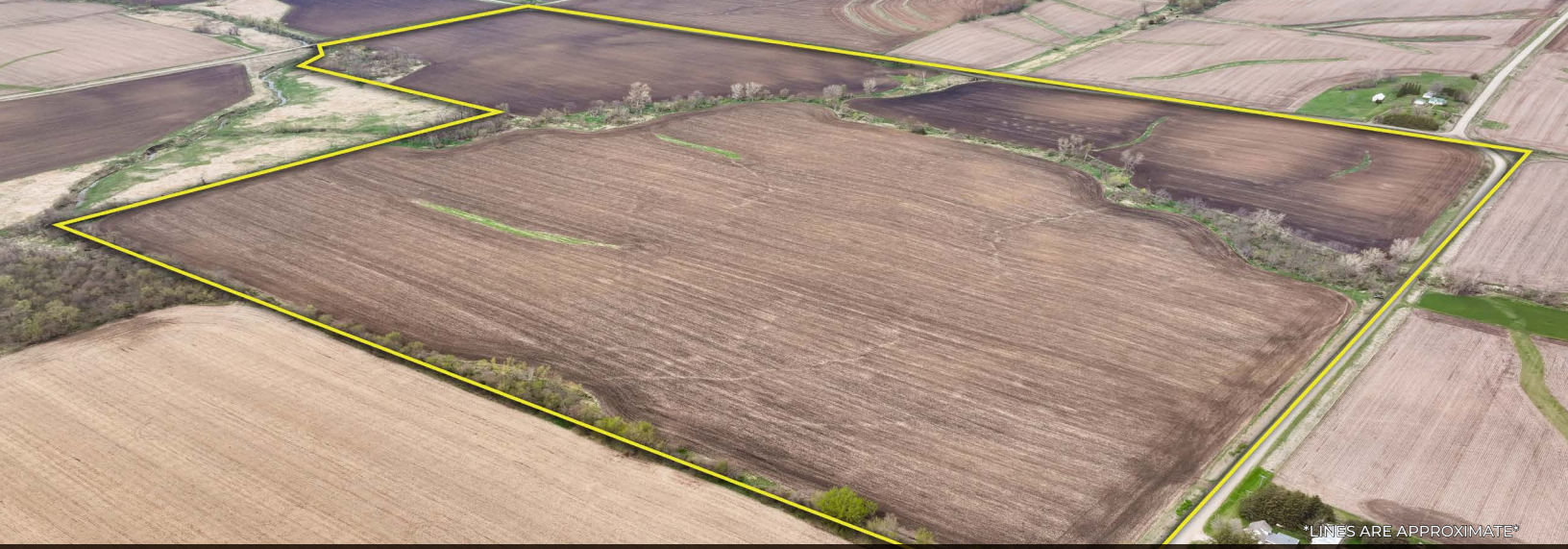
PLC YIELD

Corn - NA
Soybeans - NA



Area Symbol: IA171, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	14.57	51.2%		IIw	77	87
7	Wiota silt loam, 0 to 2 percent slopes, rarely flooded	11.88	41.7%		Iw	100	95
43	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.76	6.2%		IIw	74	82
293D	Chelsea-Fayette-Lamont complex, 9 to 14 percent slopes	0.25	0.9%		VIe	25	24
Weighted Average						86	89.5





LINES ARE APPROXIMATE

TRACT 3

196.06 ACRES

AGRICULTURAL INFORMATION

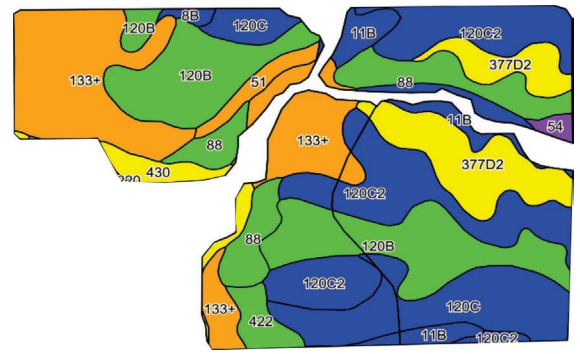
- 196.06 +/- Taxable Acres
- 178.14 +/- Cropland Acres
- 84.5 +/- CSR2
- Majority Soil Types
 - Colo & Tama Silty Clay Loam (78-95 CSR2)

LOCATION

Poweshiek County
Jefferson TWP
Section 6

PLC YIELD

Corn - 168
Soybeans - 50



Area Symbol: IA157, Soil Area Version: 28

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
133 +	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, over-wash	34.61	19.4%		IIw	78	85
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	33.77	19.1%		IIIe	87	76
120B	Tama silty clay loam, 2 to 5 percent slopes	33.31	18.8%		Ile	95	93
120C	Tama silty clay loam, 5 to 9 percent slopes	21.12	11.9%		IIIe	90	79
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	18.12	10.2%		IIIe	62	63
88	Nevin silty clay loam, 0 to 2 percent slopes	15.05	8.5%		Iw	95	90
11B	Colo-Ely complex, 0 to 5 percent slopes	8.78	5.0%		IIw	86	68
Weighted Average						84.5	81.1



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, IOWA 50638



- FARMLAND LISTINGS
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- NATIONAL MARKETING
- FARM APPRAISALS



BRANDED IN LAND

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**VIEW AUCTION DETAILS AT
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