

TUESDAY, AUGUST 5TH, 2025 • 1:00PM

BANCROFT SUMMIT CENTER • BANCROFT, IA 50517

# LAND AUCTION

KOSSUTH COUNTY, IA • 225.58 ± ACRES



IOWA'S PROFESSIONAL LAND AUCTION SERVICE ACROSS ALL OF IOWA  
[IowaLandCompany.com](http://IowaLandCompany.com) [info@iowalandcompany.com](mailto:info@iowalandcompany.com)



# LAND AUCTION

## KOSSUTH COUNTY, IA • 225.58 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Mathew James Bauer Estate. This quality 2 tract farm is located in north central Kossuth County, Iowa near Burt, Iowa in Burt Township, Section 12. The farm will be offered for sale as two tracts; 225.58 +/- acres.

### Tract 1 -

98.97 +/- Net Acres, 98.69 +/- Cropland Acres.

### Tract 2 -

126.61 +/- Acres, 120.41 +/- Cropland Acres.

Cropland is leased for the 2025 cropping season, the Buyer(s) will receive real estate possession at closing, subject to tenants rights. The farms are leased for 2025 per a share crop agreement. The new buyers for each tract will assume the current crop share lease for the 2025 crop season.

## LAND BROKERS

**Matt Skinner** 515-443-5004

**Luke Skinner** 515-468-3610



### SALE METHOD

The farm will be sold via bidder's choice method at live public auction with online and phone bidding opportunities for all buyers.

### FARM LOCATION

Tract 1 - Burt Township, Section 12.

Tract 2- Burt Township, Section 12.

### FARM LEASE

The farms are leased for 2025 per a share crop agreement. The new buyers for each tract will assume the current crop share lease for the 2025 crop season. The new buyer will credit the sellers for any and all expenses already paid by the seller prior to closing for the 2025 crop. These expenses will be itemized out and are to be paid the date of closing. Any future crop input cost will be issued by the current tenant to the new owner for the 2025 crop season. The crop share lease is a 50%-50% crop share lease. The new buyer will receive 50% of the crop at harvest. The new buyer is responsible for 50% of the input cost of the 2025 crop.

### FARM CLOSING

Tracts 1 & 2 will close on or before September 17th, 2025.

### FARM POSSESSION

Buyer will receive real estate 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.

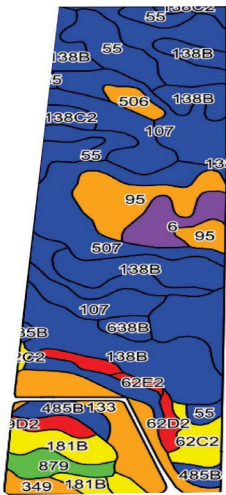




# 98.97 ACRES

## LOCATION

- Burt TWP  
Section 12
- PLC YIELD**
- Corn - 157  
Soybeans - 43

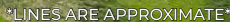


Area Symbol: IA109, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	23.67	24.0%		Ile	89	77
107	Webster clay loam, 0 to 2 percent slopes	14.60	14.8%		IIw	86	80
507	Caniesteo clay loam, 0 to 2 percent slopes	11.72	11.9%		IIw	84	75
55	Nicollet clay loam, 1 to 3 percent slopes	10.08	10.2%		Iw	89	85
133	Colo silty clay loam, 0 to 2 percent slopes	7.19	7.3%		IIw	74	75
95	Harps clay loam, 0 to 2 percent slopes	6.49	6.6%		IIw	72	60
485B	Spilville loam, 2 to 5 percent slopes	4.82	4.9%		Ile	88	77
Weighted Average						81	72.6

\*c: Using Capabilities Class Dominant Condition Aggregation Method







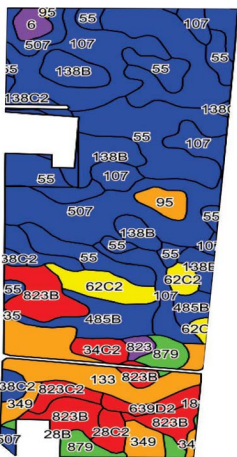
# 126.61 ACRES

## LOCATION

- Burt TWP  
Section 12
- PLC YIELD**
- Corn - 157  
Soybeans - 43

## PLC YIELD

Corn - 157  
Soybeans - 43



Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	22.00	18.3%		Iw	89	85
138B	Clarion loam, 2 to 6 percent slopes	19.69	16.4%		Ile	89	77
107	Webster clay loam, 0 to 2 percent slopes	16.77	13.9%		IIw	86	80
507	Canisteo clay loam, 0 to 2 percent slopes	9.30	7.7%		IIw	74	75
823B	Ridgeport sandy loam, 2 to 5 percent slopes	9.41	7.8%		IIIe	49	32
133	Colo silty clay loam, 0 to 2 percent slopes	9.30	7.7%		IIw	74	75
485B	Spilville loam, 2 to 5 percent slopes	5.86	4.9%		Ile	88	77
<b>Weighted Average</b>						<b>78.1</b>	<b>69.7</b>

\*\*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.

320 A STREET  
FORT DODGE, IA 50501



- FARMLAND LISTINGS
- FARMLAND AUCTIONS
- FAMILY OWNED COMPANY
- EXPERIENCED SALES TEAM
- SERVING ALL 99 COUNTIES
- NATIONAL MARKETING
- FARM APPRAISALS



**BRANDED IN LAND**

**INFO@IOWALANDCOMPANY.COM**



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AUCTION CONTACT



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**VIEW AUCTION DETAILS AT  
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