

TUESDAY, SEPTEMBER 9TH, 2025 • 1:00PM
CITY HALL BUILDING • STATE CENTER, IA

ABSOLUTE LAND AUCTION

STORY COUNTY, IA • 92.52 ± ACRES



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

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Iowa Land Company is honored to represent and offer this farmland owned by Gary G. Maxwell Estate. This quality farm is located just 3.3 miles West of Rhodes, Iowa in Collins Township, Section 1. The farm will be offered for sale as one tract; 92.52 +/- taxable acres. Real estate possession at closing, full possession on March 1st, 2026, per tenant's rights. Leased for 2025 agricultural season.

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. This is an absolute land auction.

FARM LOCATION

Collins Township, Section 1

3.3 Miles West of Bondurant, Iowa

FARM LEASE

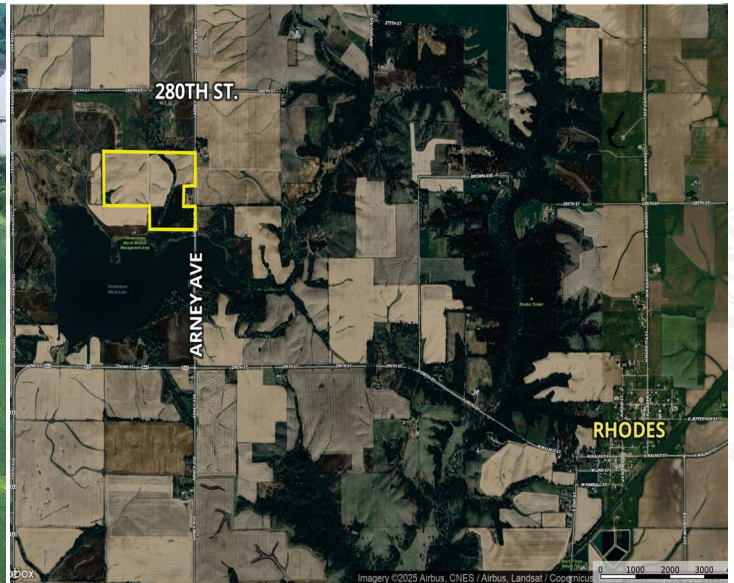
The 2025 agricultural possession is leased. Seller will retain the entire 2025 farm cash rent income.

FARM CLOSING

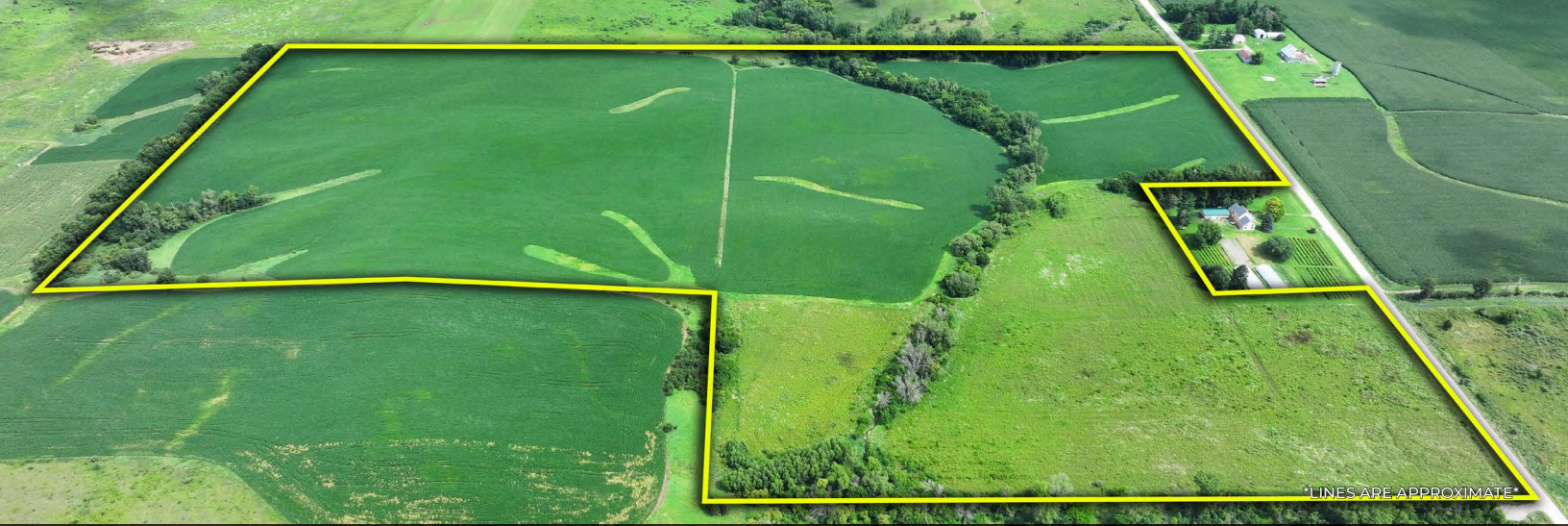
On or before October 22nd, 2025

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.



FARM INFO

92.52 +/- ACRES

AGRICULTURAL INFORMATION

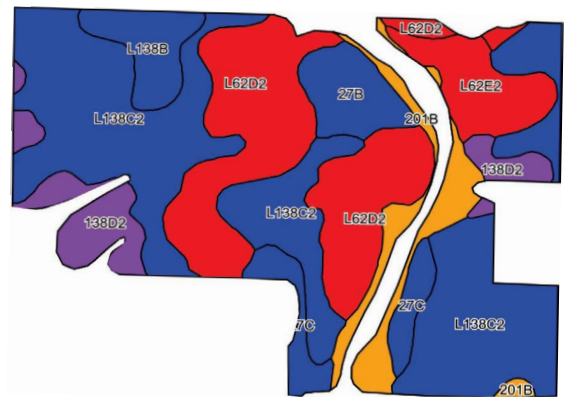
- 92.52 +/- Taxable Acres
- 84.47 +/- Cropland Acres
- 68.2 CSR2
- Great Expansion Farm
- Cash Rent Income
- High Quality Tillable Acres
- 3.3 Miles West of Rhodes, IA

LOCATION

Collins TWP
Section 1

PLC YIELD

Corn - 156
Soybeans - 42

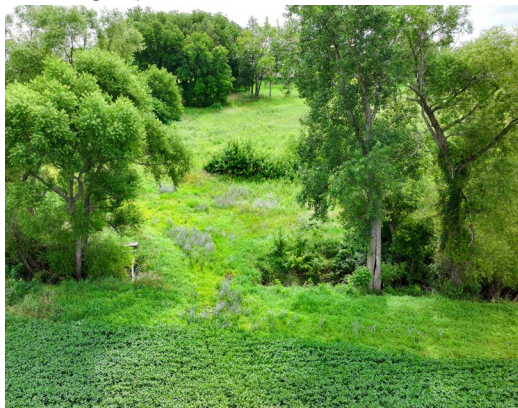


Area Symbol: IA169, Soil Area Version: 36

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	36.08	42.8%		IIIe	83	-
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	19.82	23.5%		IVe	41	-
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	6.12	7.2%		IIIe	57	58
201B	Coland-Terril complex, 1 to 5 percent slopes	5.77	6.8%		IIw	76	40
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	5.08	6.0%		IVe	32	-
27B	Terril loam, 2 to 6 percent slopes	4.08	4.8%		Ile	87	86
27C	Terril loam, 5 to 9 percent slopes	3.84	4.5%		IIIe	85	70
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	3.68	4.4%		Ile	88	-
Weighted Average						68.2	*-

**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 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.

2540 106TH ST. SUITE 201
URBANDALE, IA 50322



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



BRANDED IN LAND

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LAND AGENT
AUCTION CONTACT



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**VIEW AUCTION DETAILS AT
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