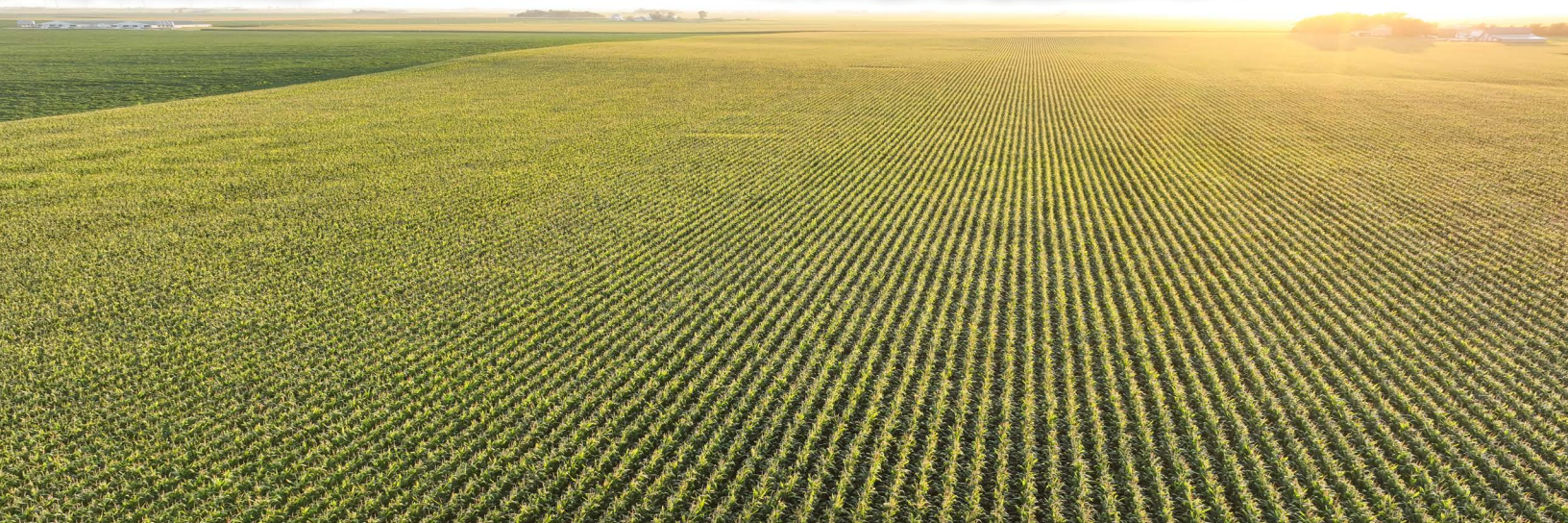


TUESDAY, SEPTEMBER 30TH, 2025 • 1:00PM

ONLINE ONLY WWW.IOWALANDCOMPANY.COM

ONLINE ONLY LAND AUCTION

SAC & CALHOUN COUNTY, IA • 93.25 ± ACRES



TRACT 1 | SAC COUNTY



TRACT 2 | CALHOUN COUNTY



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

ONLINE ONLY LAND AUCTION

SAC & CALHOUN COUNTY, IA • 93.25 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Pudenz Farm Company. This quality 2 tract farm is located in southeastern Sac County, Iowa and southwestern Calhoun County. Tract 1 - Sac County, Sac Township, Section 35. Tract 2 - Calhoun County, Jackson Township, Section 31. The farm will be offered for sale as two tracts; 93.25 +/- acres.

Tract 1 -

72.63 +/- Acres, 68.51 +/- Cropland Acres.

Tract 2 -

20.62 +/- Acres, 19.48 +/- Cropland Acres.

Farm is leased for 2025. Farm to sell with open lease in 2026. Buyer will receive real estate possession at closing, subject to tenant rights.

LAND BROKERS

Matt Skinner 515-443-5004

Luke Skinner 515-468-3610

SALE METHOD

The farm will be sold via online bidding only at www.IowaLandCompany.com.

FARM LOCATION

Tract 1 -

Sac County, Sac Township, Section 35.

Tract 2 -

Calhoun County, Jackson Township, Section 31.

FARM LEASE

Farm is leased for 2025. Farm to sell with open lease in 2026.

FARM CLOSING

On or Before November 18th, 2025

FARM POSSESSION

Buyer will receive real estate possession at closing, subject to tenant 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.



LINES ARE APPROXIMATE

TRACT 1

72.63 ACRES

AGRICULTURAL INFORMATION

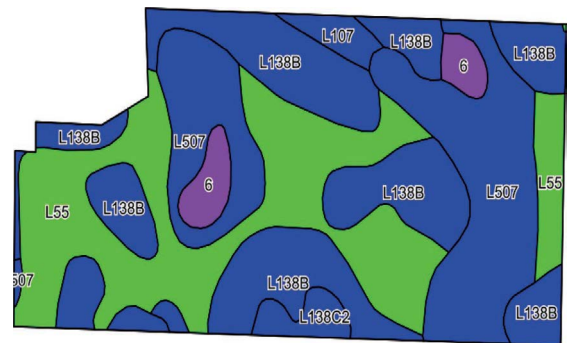
- 72.63 +/- Acres
- 68.51 +/- Cropland Acres
- 87.5 CSR2
- Productive Farmland
- Strong Farming Area
- Highly Tillable Farmland

LOCATION

Sac TWP
Section 35

PLC YIELD

Corn - 117
Soybeans - NA



Area Symbol: IA161, Soil Area Version: 32

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	23.67	34.5%		Ile	88	-
L55	Nicollet loam, 1 to 3 percent slopes	22.18	32.5%		Ie	91	-
L507	Caniesteo clay loam, Bemis moraine, 0 to 2 percent slopes	17.26	25.3%		IIw	87	-
6	Okobojo silty clay loam, 0 to 1 percent slopes	2.36	3.5%		IIIw	59	55
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.69	2.5%		IIIe	83	-
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	1.19	1.7%		IIw	88	-
Weighted Average						87.6	*-

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

*c: Using Capabilities Class Dominant Condition Aggregation Method





LINES ARE APPROXIMATE

TRACT 2

20.62 ACRES

AGRICULTURAL INFORMATION

- 20.62 +/- Acres
- 19.48 +/- Cropland Acres
- 86.5 CSR2
- Productive Farmland
- Strong Farming Area
- Highly Tillable Farmland

LOCATION

Sac TWP
Section 35

PLC YIELD

Corn - 113
Soybeans - NA



Area Symbol: IA025, Soil Area Version: 34

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	9.37	45.8%		IIw	87	-
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	7.06	34.6%		IIe	88	-
L55	Nicollet loam, 1 to 3 percent slopes	2.70	13.2%		Ie	91	-
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.02	5.0%		IIIw	59	57
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.28	1.4%		IIw	88	-
Weighted Average						86.5	*-

**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.

805 N MAIN ST.
CARROLL, IA 51401



- 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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515-443-5004
LAND BROKER
AUCTION CONTACT



LUKE SKINNER
515-468-3610
LAND BROKER
AUCTION CONTACT

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