

ALL SEALED BIDS DUE BY
WEDNESDAY, NOVEMBER 5TH, 2025 • 3:00PM

SEALED BID LAND AUCTION

DALLAS COUNTY, IA • 235 ± 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 Oelberg Family Trust. This quality farm is located just 4 miles northwest of Minburn, Iowa in Spring Valley Township, Section 35. The farm will be offered for sale as two tracts; totaling 235 +/- acres. Full agricultural possession at closing, subject to tenant's rights. Open cropland lease for 2026.

All sealed bids shall be submitted to Land Broker Luke Skinner or Land Broker Matt Skinner by November 5th, 2025 at 3:00pm CST.

LAND BROKERS

Luke Skinner 515-468-3610

Matt Skinner 515-443-5004

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, November 5th, 2025 by 3:00pm CST.

SEND BIDS TO:

Iowa Land Company Attn: Luke Skinner
2540 106th St. Suite 201 Urbandale, IA 50322

FARM LOCATION

Spring Valley Township, Section 35
4 Miles Northwest of Minburn, Iowa

FARM LEASE

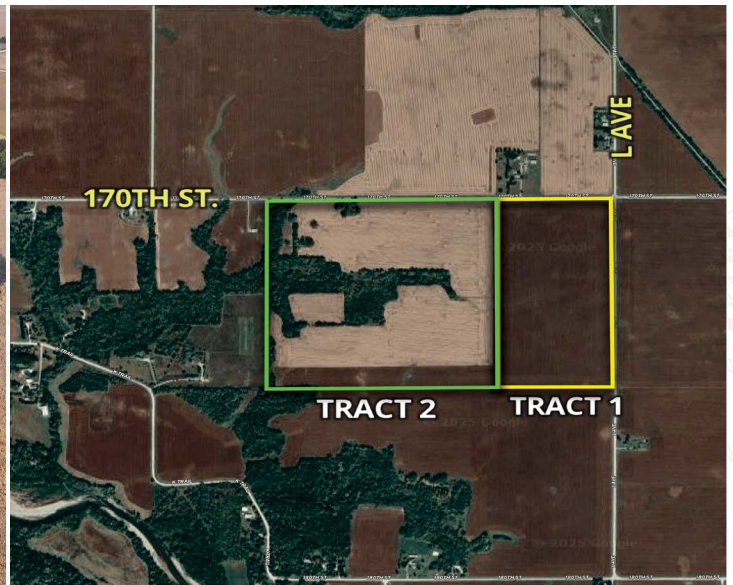
Open Cropland Lease For 2026.

FARM CLOSING

On or before December 18th, 2025.

FARM POSSESSION

Buyer will receive full possession at closing, subject to tenant's 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

77 +/- ACRES

AGRICULTURAL INFORMATION

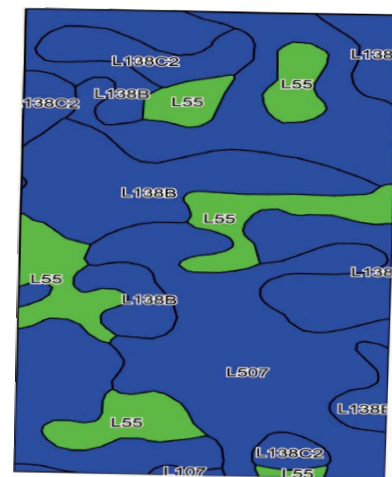
- 77 +/- Net Acres
- 77 +/- FSA Cropland Acres
- 87.8 CSR2
- Good Road Frontage
- Strong Farming Area
- Located 4 Miles Northwest of Minburn, IA

LOCATION

Spring Valley TWP
Section 35

PLC YIELD

Corn - 165
Soybeans - 43

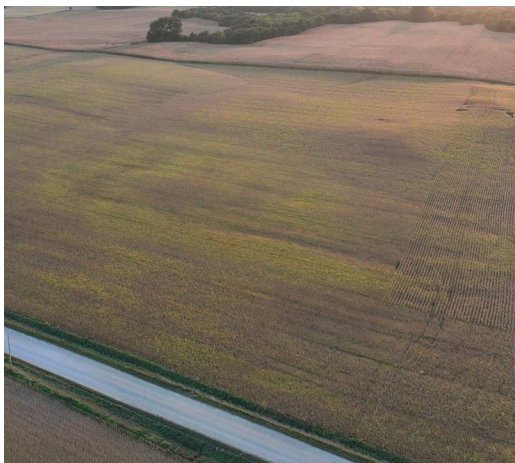


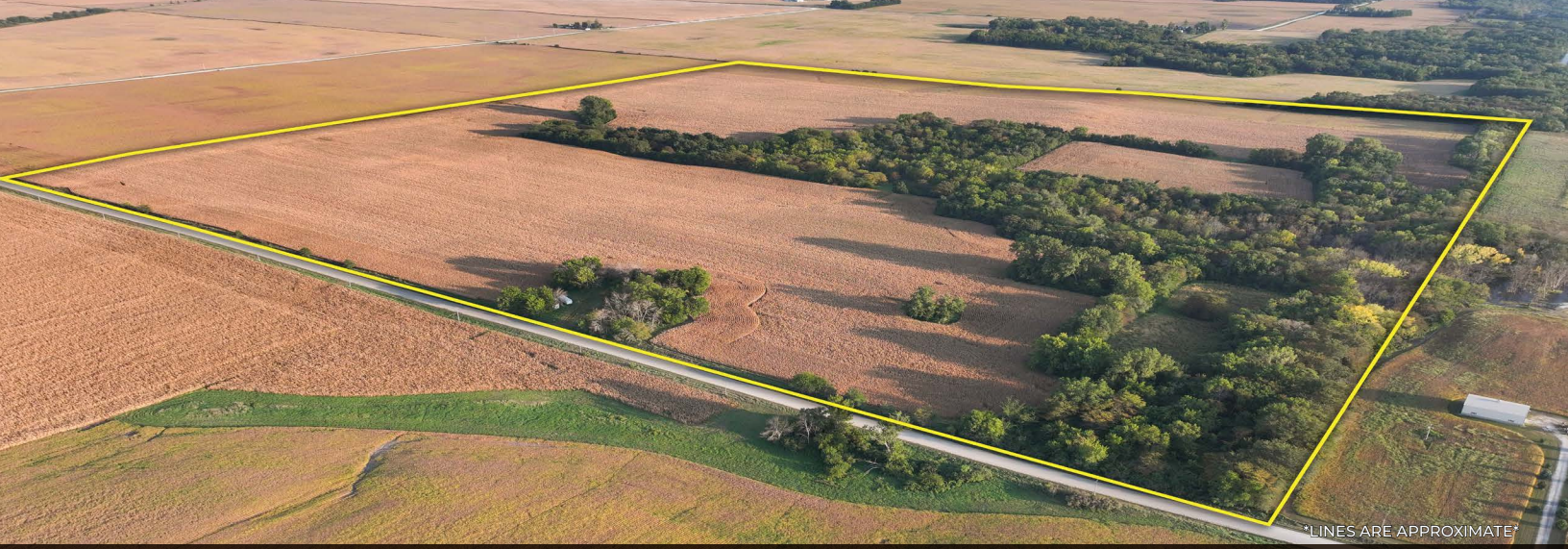
Area Symbol: IA049, Soil Area Version: 31

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	31.27	40.3%		Ile	88	-
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	28.28	36.4%		IIW	87	-
L55	Nicollet loam, 1 to 3 percent slopes	12.28	15.8%		Ie	91	-
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.40	7.0%		Ile	83	-
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.41	0.5%		IIW	88	-
Weighted Average						87.8	-

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

*c: Using Capabilities Class Dominant Condition Aggregation Method





TRACT 2

158 +/- ACRES

AGRICULTURAL INFORMATION

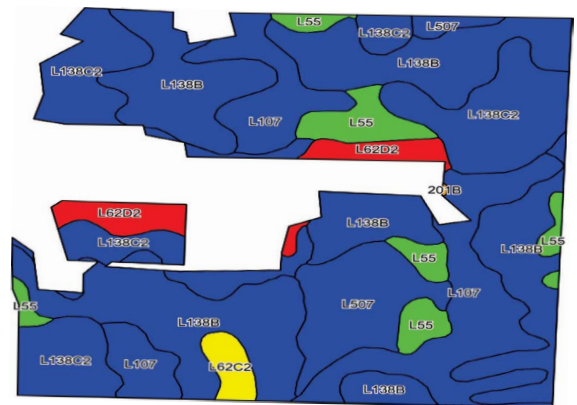
- 158 +/- Net Acres
- 125 +/- FSA Cropland Acres
- 84.8 CSR2
- Nice Rec Farm With ROI
- Strong Farming Area
- Located 4 Miles Northwest of Minburn, IA

LOCATION

Spring Valley TWP
Section 35

PLC YIELD

Corn - 165
Soybeans - 43

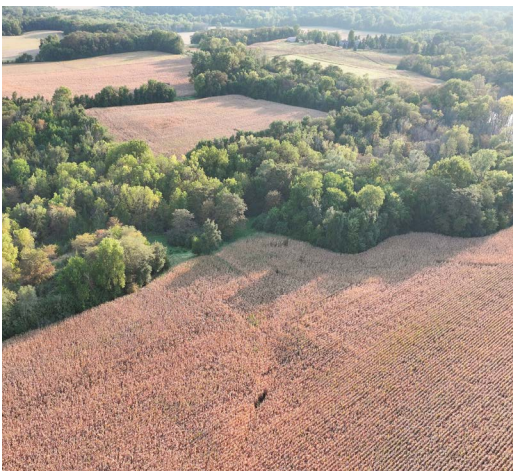


Area Symbol: IA049, Soil Area Version: 31

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	49.16	39.5%		IIe	88	-
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	27.95	22.4%		IIIe	83	-
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	22.89	18.4%		IIw	88	-
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	9.77	7.8%		IIw	87	-
L55	Nicollet loam, 1 to 3 percent slopes	8.01	6.4%		Ie	91	-
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	4.93	4.0%		IVe	41	-
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.89	1.5%		IIIe	64	-
Weighted Average						84.8	*-

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



BRANDED IN LAND

INFO@IOWALANDCOMPANY.COM



LUKE SKINNER
515-468-3610
LAND BROKER
AUCTION CONTACT



MATT SKINNER
515-443-5004
LAND BROKER
AUCTION CONTACT

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**VIEW AUCTION DETAILS AT
IOWALANDCOMPANY.COM**