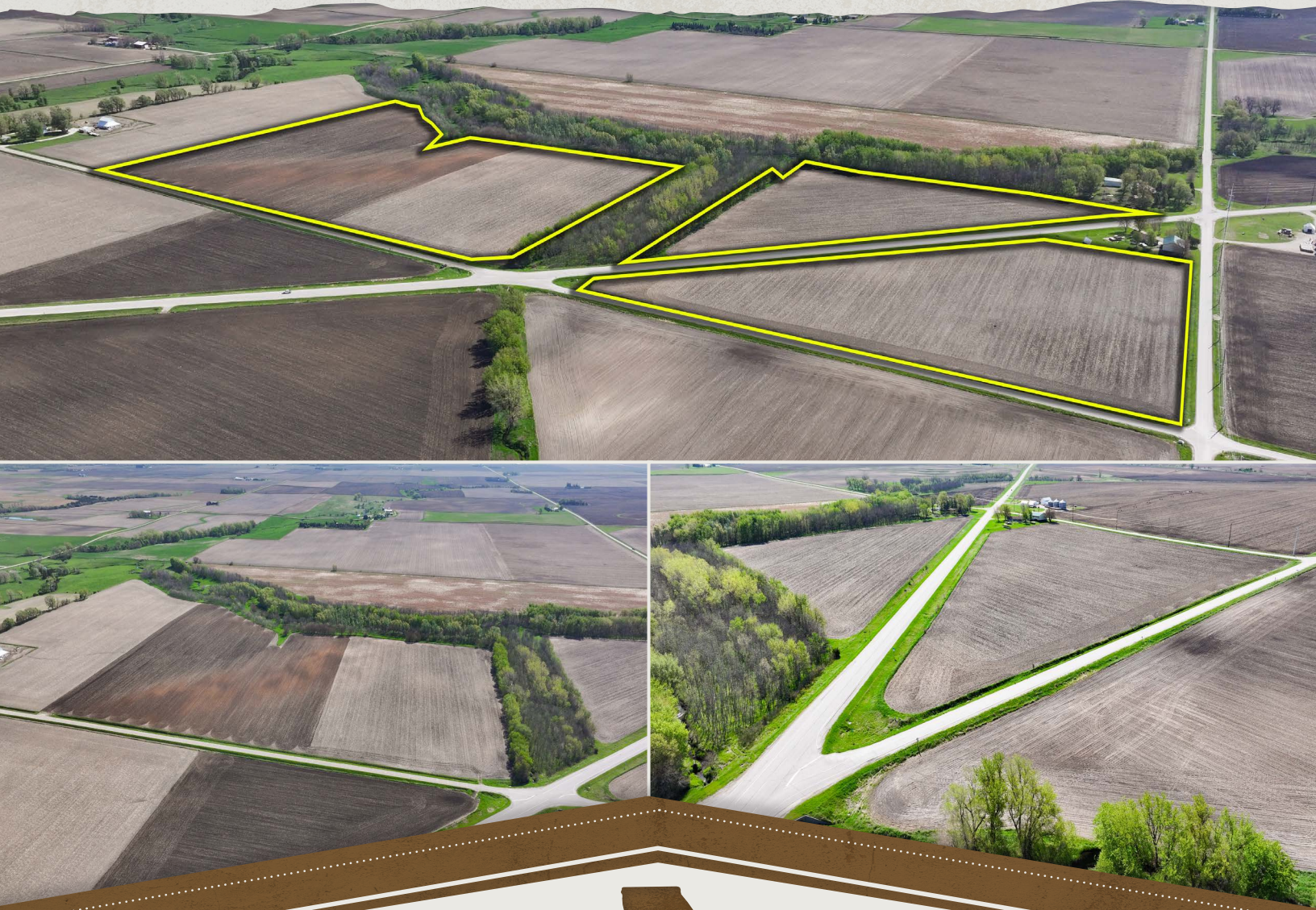


ALL SEALED BIDS DUE BY
THURSDAY, JUNE 19TH, 2025 • 4:00PM

SEALED BID LAND AUCTION

GREENE COUNTY, IA • 79.9 ± ACRES



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

SEALED BID LAND AUCTION

GREENE COUNTY, IA • 79.9 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by John Zimmerman. This quality farm is located just 1.5 miles north of Ralston, Iowa in Kendrick Township, Section 30. The farm will be offered for sale as one tract; 79.9 +/- acres. Buyer will receive real estate possession upon high bid acceptance, subject to tenants rights. Cropland is Leased for 2025.

All sealed bids shall be submitted to Land Broker Luke Skinner or Land Broker Matt Skinner by June 19th, 2025 at 4:00pm CST.

LAND BROKERS

Luke Skinner 515-468-3610

Matt Skinner 515-443-5004



SALE METHOD

The farm will be sold as one tract via SEALED BID method of sale. All sealed bids are due to Iowa Land Company on Thursday, June 19th, 2025 by 4:00pm CST.

SEND BIDS TO:

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

FARM LOCATION

Kendrick Township, Section 30
1.5 Miles North of Ralston, Iowa

FARM LEASE

Cropland is leased for the 2025 crop year. A rent credit at closing of \$12,000 will be recieved by the buyer.

FARM CLOSING

Closing will be on or before July 31st, 2025

FARM POSSESSION

Buyer will receive real estate possession upon high bid acceptance, 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 it's accuracy. All potential bidders are urged to inspect the property, it's 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

79.9 +/- ACRES

AGRICULTURAL INFORMATION

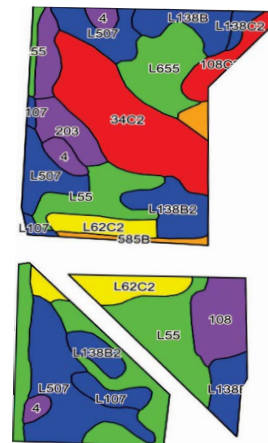
- 79.9 +/- Taxable Acres
- 79 +/- FSA Cropland Acres
- 70 CSR2
- Strong Farming Area
- Pavement Access
- Located 1.4 Miles North of Ralston, Iowa

LOCATION

Kendrick TWP
Section 30

PLC YIELD

Corn - 133
Soybeans - 39

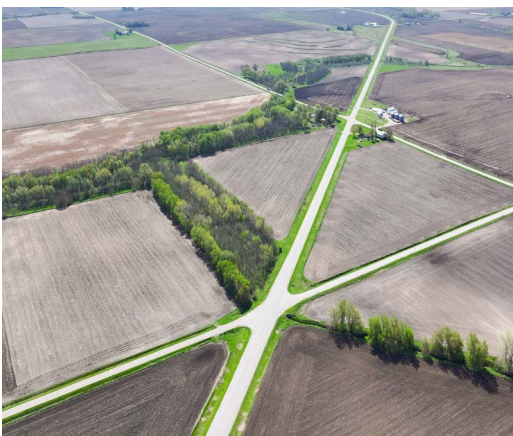


Area Symbol: IA073, Soil Area Version: 30

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L55	Nicollet loam, 1 to 3 percent slopes	17.65	22.0%		Ie	91	-
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	13.07	16.3%		IIw	87	-
34C2	Estherville sandy loam, 5 to 9 percent slopes, moderately eroded	11.82	14.7%		IVe	13	8
L655	Crippin loam, Bemis moraine, 1 to 3 percent slopes	5.20	6.5%		Ie	91	-
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.19	6.5%		IIIe	64	-
L138B	Clarion loam, Bemis moraine 2 to 6 percent slopes	4.99	6.2%		Ile	88	-
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	4.94	6.1%		Ile	85	-
Weighted Average						70	*-

**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 500 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