

ALL SEALED BIDS DUE BY  
WEDNESDAY, APRIL 10TH, 2024 • 3:00PM

# SEALED BID LAND AUCTION

MONONA COUNTY, IA • 270.98 ± ACRES



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



# SEALED BID LAND AUCTION

## MONONA COUNTY, IA • 270.98 ± ACRES

Iowa Land Company is honored to represent the farmland owned by The Orvan Ulven Estate. The farm is offered for sale as one tract. The farm offers 209.22 estimated FSA cropland acres and the tillable acres carrying a CSR2 rating of 49.1. The farm lies in Jordan Township, Sections 1 & 12 just northwest of Soldier, Iowa. **All sealed bids shall be submitted to Land Broker Luke Skinner or Land Broker Matt Skinner by April 10th, 2024 at 3:00pm CST.**

### LAND BROKERS

**Luke Skinner** 515-468-3610

**Matt Skinner** 515-443-5004



### SALE METHOD

Farm will be offered as one tract via SEALED BID method of sale. All sealed bids are due to Iowa Land Company on Wednesday, April 10th, 2024 by 3:00pm CST.

### FARM LOCATION

Jordan Township, Sections 1 & 12

### FARM LEASE

Cropland has open tenancy and open lease for 2024 cropland season.

### FARM CLOSING

Closing will be on May 22nd, 2024.

### FARM POSSESSION

Buyer will receive full possession at closing on May 22nd, 2024.



**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

# 270.98 ACRES

## AGRICULTURAL INFORMATION

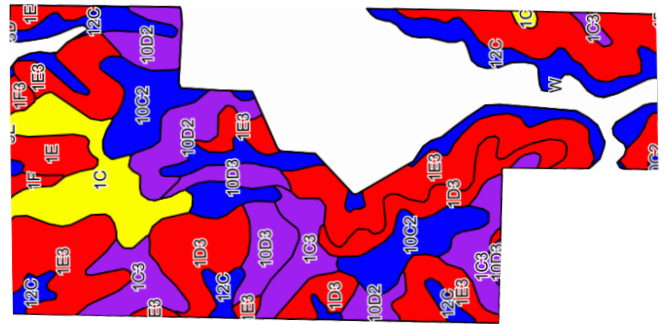
- 270.98 +/- Acres
- 209.22 +/- Cropland Acres
- 49.1 CSR2
- Farm Is Expired CRP
- Rolling Hills Farm
- Open 2024 Farm Lease
- 2.5 Miles Northwest of Soldier

## LOCATION

Jordan TWP  
Sections 1 & 12

## BASE ACRES

Corn - 204.70



## Area Symbol: IA133, Soil Area Version: 35

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	63.50	30.7%		IVe	18	30
12C	Napier silt loam, 5 to 9 percent slopes	29.66	14.3%		IIIe	89	62
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	21.84	10.6%		IIIe	32	40
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	20.56	9.9%		IIIe	58	50
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	20.50	9.9%		IIIe	86	63
1C	Ida silt loam, 5 to 9 percent slopes	17.40	8.4%		IIIe	65	55
<b>Weighted Average</b>						<b>49.1</b>	<b>45.6</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method





# ABOUT US

805 N MAIN STREET  
CARROLL, IA 51401



Over the past 6 years, Iowa Land Company has assisted in selling 450 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.

- 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**  
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LAND BROKER  
AUCTION CONTACT

**MATT SKINNER**  
515-443-5004  
LAND BROKER  
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