

THURSDAY, MAY 29TH, 2025 • 1:00PM  
ONLINE ONLY AT [WWW.IOWALANDCOMPANY.COM](http://WWW.IOWALANDCOMPANY.COM)

# ONLINE ONLY LAND AUCTION

CRAWFORD COUNTY, IA • 148.68 ± ACRES



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

# ONLINE LAND AUCTION

## CRAWFORD COUNTY, IA • 148.68 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Sunshine Farms Of Iowa LLC. This quality farm is located just 6 miles south of Wall Lake, Iowa in Jackson Township, Section 11. The farm will be offered for sale as one tract; 148.68 +/- acres. The farm is currently leased for the 2025 agriculture season. Buyer will receive real estate possession at closing, subject to tenants rights.

### LAND BROKERS

**Luke Skinner** 515-468-3610

**Matt Skinner** 515-443-5004

### SALE METHOD

The farm will be sold via online only bidding at [www.iowaLandCompany.com](http://www.iowaLandCompany.com).

### FARM LOCATION

Jackson Township, Section 11  
6 Miles South of Wall Lake, Iowa.

### FARM LEASE

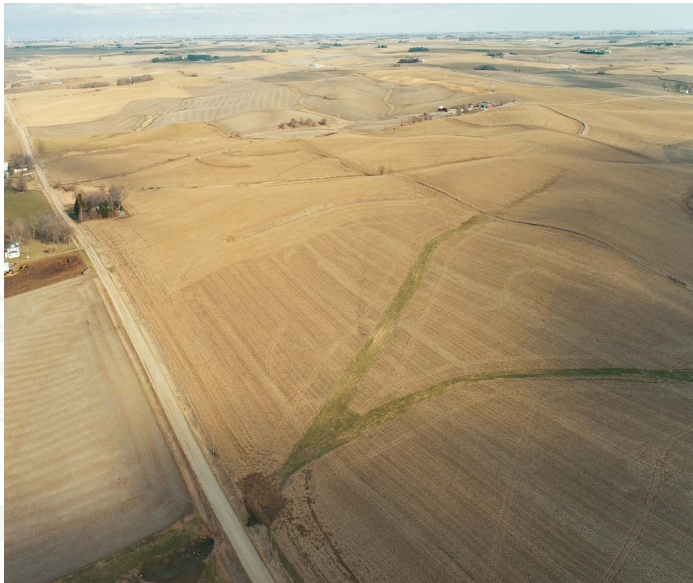
The cropland acres are leased for the 2025 agriculture season. Buyer to receive a prorated cash rent credit.

### FARM CLOSING

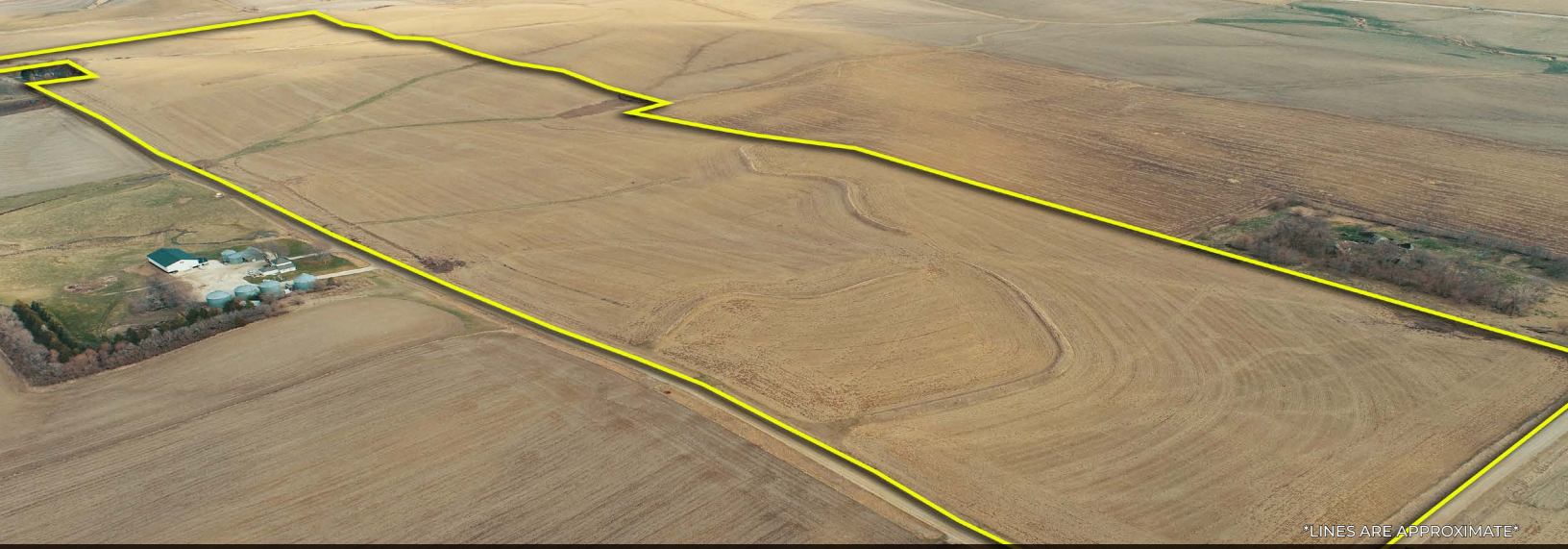
Closing will be on or before July 8th, 2025.

### FARM POSSESSION

Buyer will receive real estate possession at closing, 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 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\*

# FARM INFO

# 148.68 +/- ACRES

## AGRICULTURAL INFORMATION

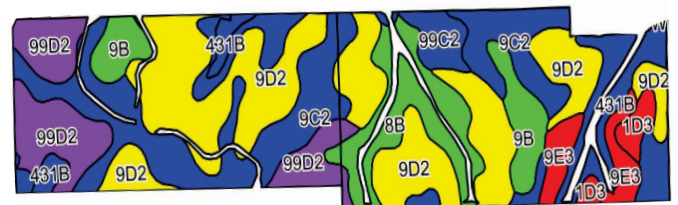
- 148.68 +/- Acres
- 142.38 +/- Cropland Acres
- 73 CSR2
- Rolling Productive Farmland
- Strong Farming Area
- Highly Tillable Farmland
- 6 Miles South of Wall Lake, IA

## LOCATION

Jackson TWP  
Section 11

## PLC YIELD

Corn - 163  
Soybeans - 45

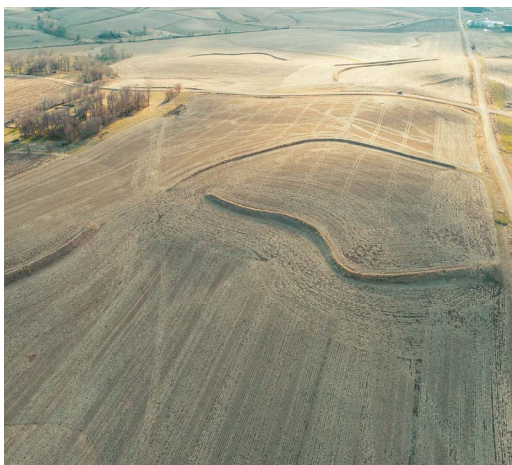


## Area Symbol: IA047, Soil Area Version: 38

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
9D2	Marshall Silty Clay Loam, 9 to 14 percent slopes, eroded	44.13	32.8%		Ile	61	54
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	32.24	24.0%		IIle	87	64
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	15.62	11.6%		IIIle	59	51
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	12.74	9.5%		Ile	81	66
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	11.10	8.3%		Ile	92	81
9B	Marshall silty clay loam, 2 to 5 percent slopes	7.83	5.8%		Ile	95	81
9E3	Marshall silty clay loam, 14 to 18 percent slopes, severely eroded	4.93	3.7%		IVe	45	41
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	3.29	2.4%		Ile	87	61
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	2.49	1.9%		IIIle	32	45
Weighted Average						73	60.5

\*\*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 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.

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**



**LUKE SKINNER**  
515-468-3610  
LAND AGENT  
AUCTION CONTACT



**MATT SKINNER**  
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