

THURSDAY, MAY 29TH, 2025 • 1:00PM
ONLINE ONLY AT WWW.IOWALANDCOMPANY.COM

ONLINE ONLY LAND AUCTION

CRAWFORD COUNTY, IA • 148.68 ± ACRES



IOWA LAND
COMPANY

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

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

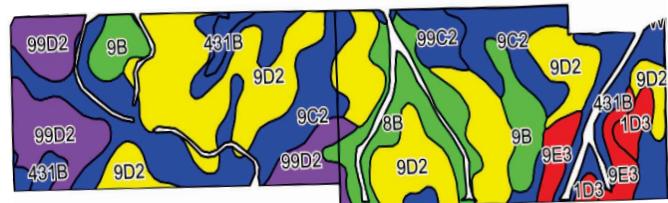
- 148.68 +/- Acres
- 142.38 +/- Cropland Acres
- 73 CSR2
- Rolling Productive Farmland
- Strong Farming Area
- Highly Tillable Farmland
- 6 Miles South of Wall Lake, IA

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%	Yellow	IIe	61	54
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	32.24	24.0%	Dark Blue	IIIe	87	64
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	15.62	11.6%	Purple	IIIe	59	51
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	12.74	9.5%	Dark Blue	IIe	81	66
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	11.10	8.3%	Green	IIe	92	81
9B	Marshall silty clay loam, 2 to 5 percent slopes	7.83	5.8%	Green	IIe	95	81
9E3	Marshall silty clay loam, 14 to 18 percent slopes, severely eroded	4.93	3.7%	Red	IVe	45	41
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	3.29	2.4%	Dark Blue	IIe	87	61
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	2.49	1.9%	Red	IIIe	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

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LAND AGENT
AUCTION CONTACT



MATT SKINNER
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LAND BROKER
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