

THURSDAY, MARCH 27TH, 2025 • 1:00PM

RED SHED • CLARION, IA 50525

LAND AUCTION

WRIGHT COUNTY, IA • 311.36 ± ACRES



TRACT 1



TRACT 2



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

LAND AUCTION

WRIGHT COUNTY, IA • 311.36 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Bundy Living Turst. This quality 2 tract farm is located in north central Wright County, Iowa near Belmont, Iowa in Norway Township, Sections 13/14. The farm will be offered for sale as two tracts; 311.36 +/- acres.

Tract 1 -

151.36 +/- Acres, 146.44 +/- Cropland Acres.

Tract 2 -

160 +/- Acres, 154.51 +/- Cropland Acres.

Cropland is leased for the 2025 cropping season, the Buyer(s) will receive real estate possession at closing, subject to tenants rights. Cropland possession is subject to tenants rights.

LAND BROKERS

Luke Skinner 515-468-3610

Matt Skinner 515-443-5004

SALE METHOD

The farm will be sold at live public auction with online and phone bidding opportunities for all buyers.

FARM LOCATION

Tract 1 - Norway Township, Section 14.

Tract 2 - Norway Township, Section 13.

FARM LEASE

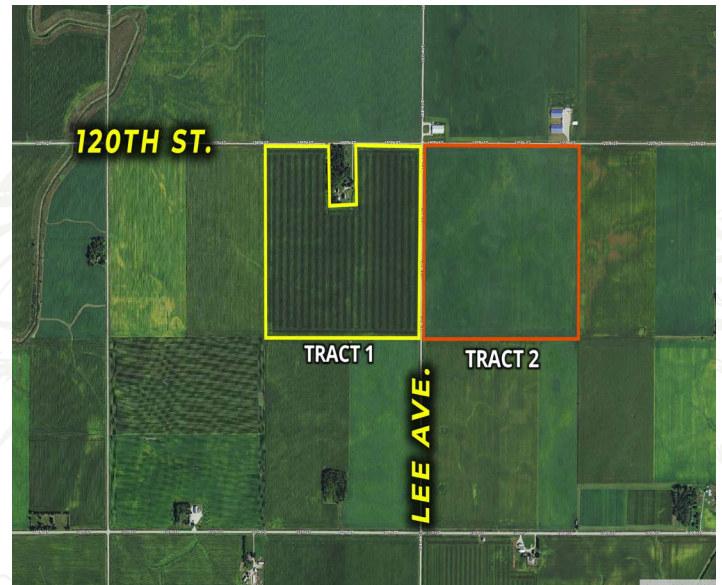
The cropland is leased for the 2025 season. Buyers will receive the entire 2025 cropland rent T1 - \$50,508, T2 - \$53,306.

FARM CLOSING

Tracts 1 & 2 will close on or before May 13th, 2025.

FARM POSSESSION

Buyer will receive real estate possession at closing, subject to tenants rights. Cropland possession is 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

TRACT 1

151.36 ACRES

AGRICULTURAL INFORMATION

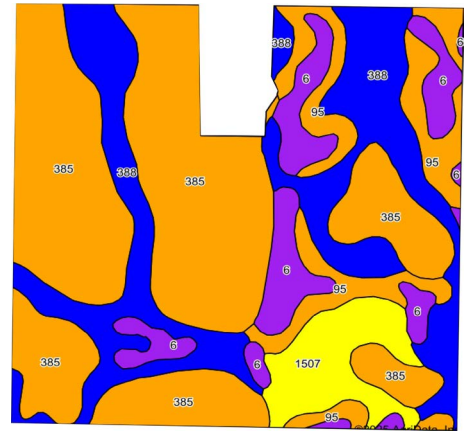
- 151.36 +/- Acres
- 146.44 +/- Cropland Acres
- 75.4 CSR2
- Strong Farming Area
- Fully Pattern Tiled
- Highly Productive Farmland
- Rent Credit At Closing - \$50,508

LOCATION

Norway TWP
Section 14

PLC YIELD

Corn - 152
Soybeans - 44



Area Symbol: IA197, Soil Area Version: 33

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
385	Guckeen clay loam, 1 to 3 percent slopes	70.90	48.5 %		IIw	76	-
388	Kossuth silty clay loam, 0 to 2 percent slopes	35.91	24.5%		IIw	86	77
95	Harps clay loam, 0 to 2 percent slopes	14.92	10.2%		IIw	72	62
6	Okoboji silty clay loam, 0 to 1 percent slopes	14.71	10.0%		IIIw	59	57
1507	Browntown silty clay loam, 0 to 2 percent slopes	10.00	6.8%		IIw	62	72
Weighted Average						75.4	*-

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

*c: Using Capabilities Class Dominant Condition Aggregation Method





TRACT 2

160 ACRES

AGRICULTURAL INFORMATION

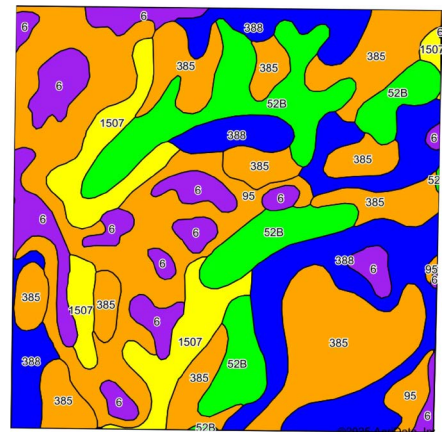
- 160 +/- Acres
- 154.51 +/- Cropland Acres
- 76.4 CSR2
- Good Ridge Soils
- Fully Pattern Tiled
- Strong Farming Area
- Rent Credit At Closing - \$53,306

LOCATION

Norway TWP
Section 13

PLC YIELD

Corn - 152
Soybeans - 44



Area Symbol: IA197, Soil Area Version: 33

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
385	Guckeen clay loam, 1 to 3 percent slopes	39.13	25.3%		IIw	76	-
388	Kossuth silty clay loam, 0 to 2 percent slopes	30.88	20.0%		IIw	86	77
95	Harps clay loam, 0 to 2 percent slopes	29.18	18.9%		IIw	72	62
52B	Bode clay loam, 2 to 6 percent slopes	23.97	15.5%		Ile	91	78
6	Okoboji silty clay loam, 0 to 1 percent slopes	17.17	11.1%		IIIw	59	57
1507	Brownton silty clay loam, 0 to 2 percent slopes	14.18	9.2%		IIw	62	72
Weighted Average						76.4	*.

**IA has updated the CSR values for each county to CSR2
*c: Using Capabilities Class Dominant Condition Aggregation Method



ABOUT US

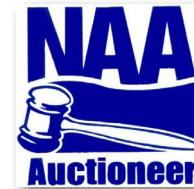
320 A STREET
FORT DODGE, IA 50501



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.

- 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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**VIEW AUCTION DETAILS AT
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