

TUESDAY, APRIL 8TH, 2025 • 1:00PM  
GLENWOOD AMERICAN LEGION • GLENWOOD, IA

# LAND AUCTION

MILLS COUNTY, IA • 238.10 ± ACRES



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



# LAND AUCTION

**MILLS COUNTY, IA • 238.10 ± ACRES**

Iowa Land Company is honored to represent and offer this farmland owned by Buffington Family Farms, LLC. This quality farm is located just 4 miles southeast of Glenwood, Iowa in Center Township, Sections 28 & 29. The farm will be offered for sale as one tract; 238.10 +/- net acres. Real estate possession at closing, full possession March 1st, 2026 per tenants rights. Cropland is leased for the 2025 season.

## LAND BROKERS

**Nick Skinner** 515-650-0974

**Cody Skinner** 515-443-6343

### SALE METHOD

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

### FARM LOCATION

Center Township, Sections 28 & 29  
4 Miles Southeast of Glenwood, Iowa

### FARM LEASE

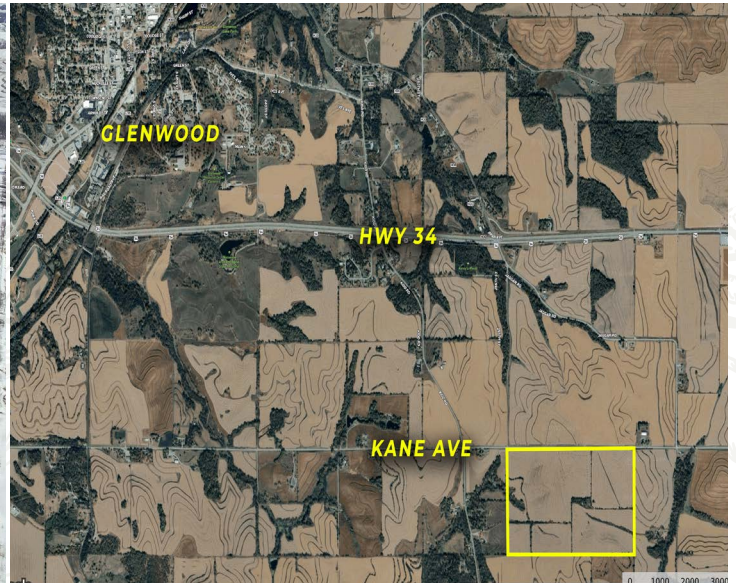
The cropland is leased for the 2025 season. The buyer will receive full farm income of \$81,750 (\$375 per acre x 218 acres).

### FARM CLOSING

Closing will be on or before May 22nd, 2025

### FARM POSSESSION

Buyer will receive real estate possession at closing and full possession on March 1st, 2026 per 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.





# FARM INFO

# 238.10 +/- ACRES

## AGRICULTURAL INFORMATION

- 238.10 +/- Taxable Acres
- 230.09 +/- Cropland Acres
- 75.8 CSR2
- Buyer To Recieve 2025 Income
- Natural Drainage
- Nice Ridges From North To South
- Very Well Cared For Farm
- 4 Miles Southeast of Glenwood, IA

## LOCATION

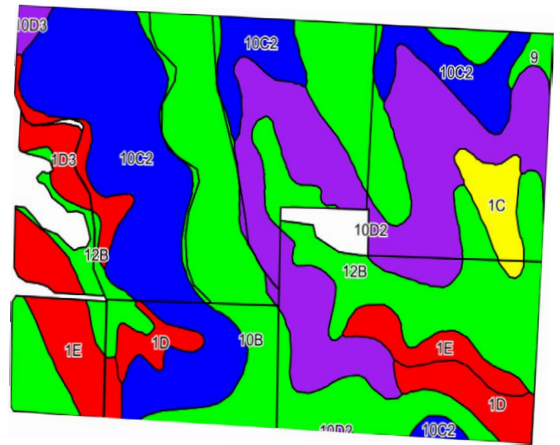
Center TWP  
Sections 28 & 29

## PLC YIELD

Corn - NA  
Soybeans - NA

## TAXES

\$9,112 +/-  
Annually Estimated



### Area Symbol: IA129, Soil Area Version: 35

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irrr Class *c	CSR2**	CSR
10B	Monona silt loam, 2 to 5 percent slopes	56.59	25.0%		Ile	95	80
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	54.67	24.1%		IIle	86	63
10D2	Monona silty oam, 9 to 14 percent slopes, eroded	45.55	20.1%		IIIle	60	53
12B	Napier silt oam, 2 to 5 percent slopes	31.17	13.7%		Ile	93	77
1E	Ida silt loam, 14 to 20 percent slopes	15.90	7.0%		IVe	25	35
1D	Ida silt loam, 9 to 14 percent slopes	8.81	3.9%		IIIe	41	45
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	6.53	2.9%		IIIe	32	40
1C	Ida silt loam, 5 to 9 percent slopes	5.10	2.2%		IIIe	65	55
<b>Weighted Average</b>						<b>75.8</b>	<b>63.7</b>

\*\*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**

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AUCTION CONTACT

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**VIEW AUCTION DETAILS AT  
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