

IOWA
LAND SALES
& FARM MANAGEMENT
experts in our fields.

HANCOCK COUNTY

Simulcast Land Auction

AUCTION DETAILS

Thursday, September 4 @ 10 a.m.
Goodell Community Center
315 Broadway Street
Goodell, IA 50439

151.83
acres m/l

ONLINE BIDDING

Opens: August 28
Closes: September 4



Matt Mann
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641-891-5326
Vince@IowaLandSales.com



151.83 acres m/l, Section 22, Twin Lake Township

Description

151.83 acres m/l of Hancock County land being offered for sale as an individual parcel. This property has several attributes, carrying a high percentage of tillable land with an 81.3 CSR2 and includes 3 wind turbines, providing additional income annually. The cropland will be available for the 2026 crop year. A rare opportunity to acquire a high-quality property within 3 miles northwest of Goodell.



Property Information | 151.83 acres m/l

Legal Description

Hancock County – 151.83 acres m/l in the Northeast $\frac{1}{4}$ of Section 22, Twin Lake Township, Hancock County, Iowa (Exact Legal Description will be determined from the Abstract and a Boundary Survey has been completed identifying the West Property Line).

Corn Suitability Rating

CSR2: 81.3 on Entire Farm per AgriData.

FSA Data

Farm Number: 1528

Tract Number: 2513

Cropland Acres: 151.74

Corn Base Acres: 151.74

Corn PLC Yield: 144

2025 Farm Program Election: Corn is enrolled under the ARC-County farm program.

**Information is estimated pending a reconstitution of farm by Hancock County FSA Office.*

Wind Lease

There are 3 wind turbines and underground electric lines with NextEra Energy located on this property currently generating \$9,594.90 of annual income. This payment will rise 2 percent annually per the terms of the lease. The first wind payment the new owner will receive will be made on or about January 15, 2026. A copy of the wind lease is provided on the Iowa Land Sales website for review.

Estimated Net Taxes

Taxes Payable 2025-2026: \$4,560.00/Net Taxable Acres: 151.83

Possession

Possession of the property will be given at closing subject to the existing farm lease. The 2025 farm lease will be terminated, and the cropland will be available for the 2026 crop year.

Drainage District

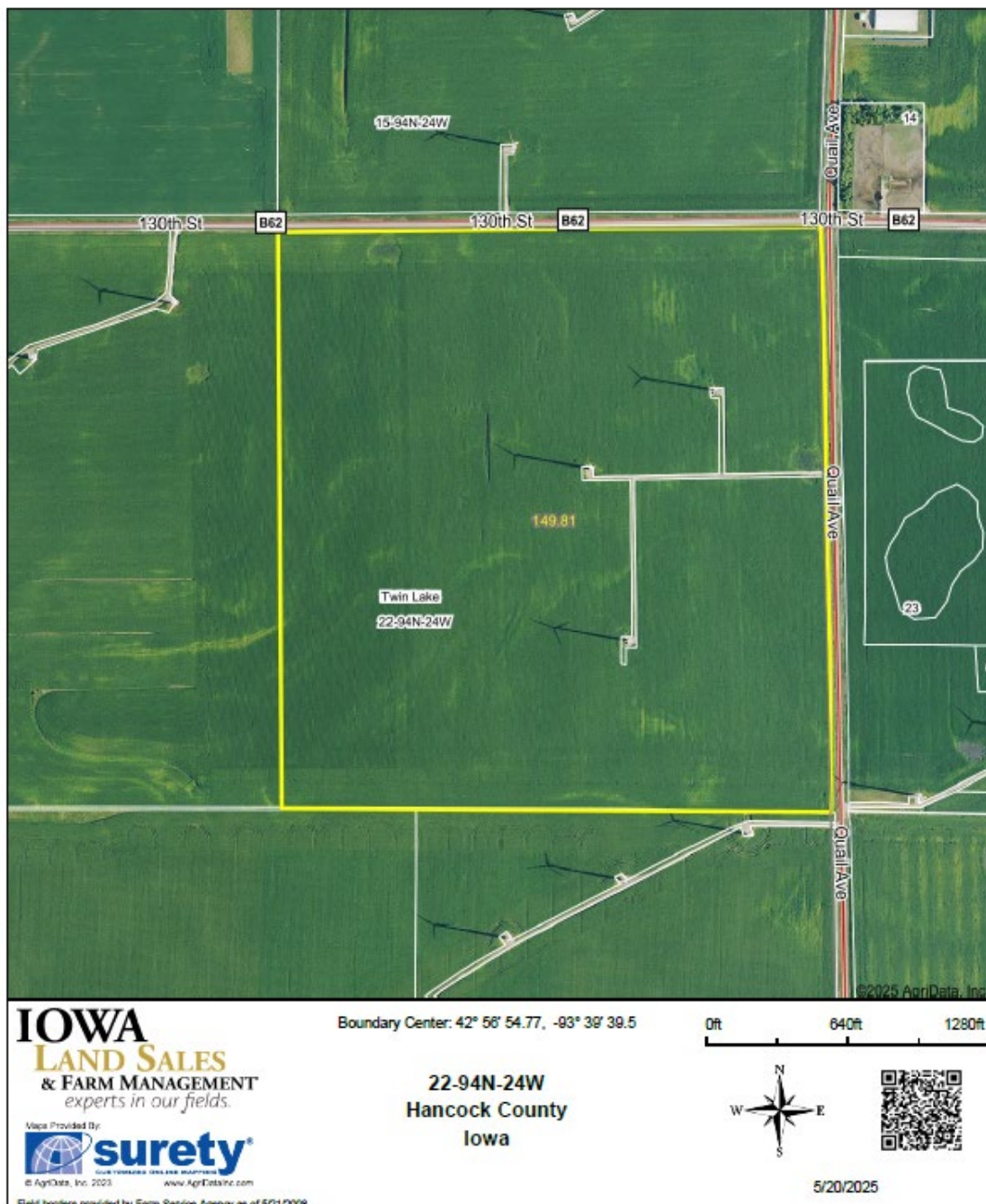
This farm is in drainage districts 1, 2, & 71 of Twin Lakes Township in Hancock County. Please refer to the map enclosed with this brochure.

Directions

From Goodell, travel north of town on Highway 69 two miles and turn left onto 130th Street. Continue west on 130th Street for two miles until reaching Quail Avenue. Travel past this intersection and the subject property will be located on the south side of 130th Street. Look for the Iowa Land Sales & Farm Management for sale signs.



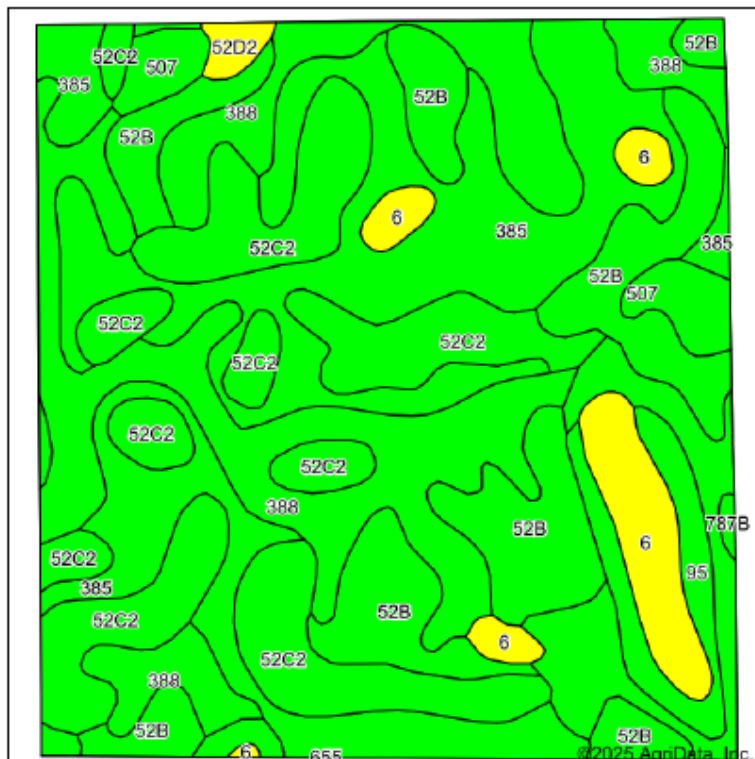
Aerial



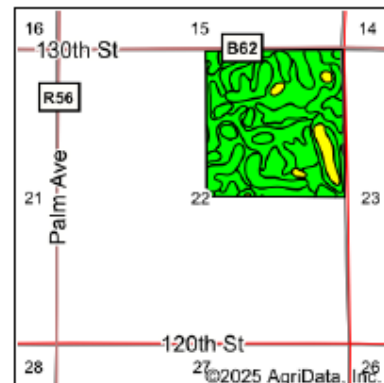


Soils Map

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
 County: Hancock
 Location: 22-94N-24W
 Township: Twin Lake
 Acres: 149.81
 Date: 5/20/2025

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Maps Provided By:
surety
 CUSTOMER ONLINE MAPPING
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Area Symbol: IAD81, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
385	Guckeen clay loam, 1 to 3 percent slopes	38.50	25.7%		IIw	78	
388	Kossuth silty clay loam, 0 to 2 percent slopes	31.48	21.0%		IIw	86	77
52C2	Bode clay loam, 6 to 10 percent slopes, moderately eroded	29.56	19.7%		IIIe	82	62
52B	Bode clay loam, 2 to 6 percent slopes	25.58	17.1%		IIe	91	78
507	Canisteo clay loam, 0 to 2 percent slopes	10.82	7.2%		IIw	84	78
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.48	5.0%		IIw	59	57
95	Harps clay loam, 0 to 2 percent slopes	5.27	3.5%		IIw	72	62
52D2	Bode clay loam, 9 to 14 percent slopes, moderately eroded	0.87	0.6%		IIIe	55	53
787B	Vinje silty clay loam, 2 to 5 percent slopes	0.25	0.2%		IIe	90	66
Weighted Average					2.25	81.3	*.

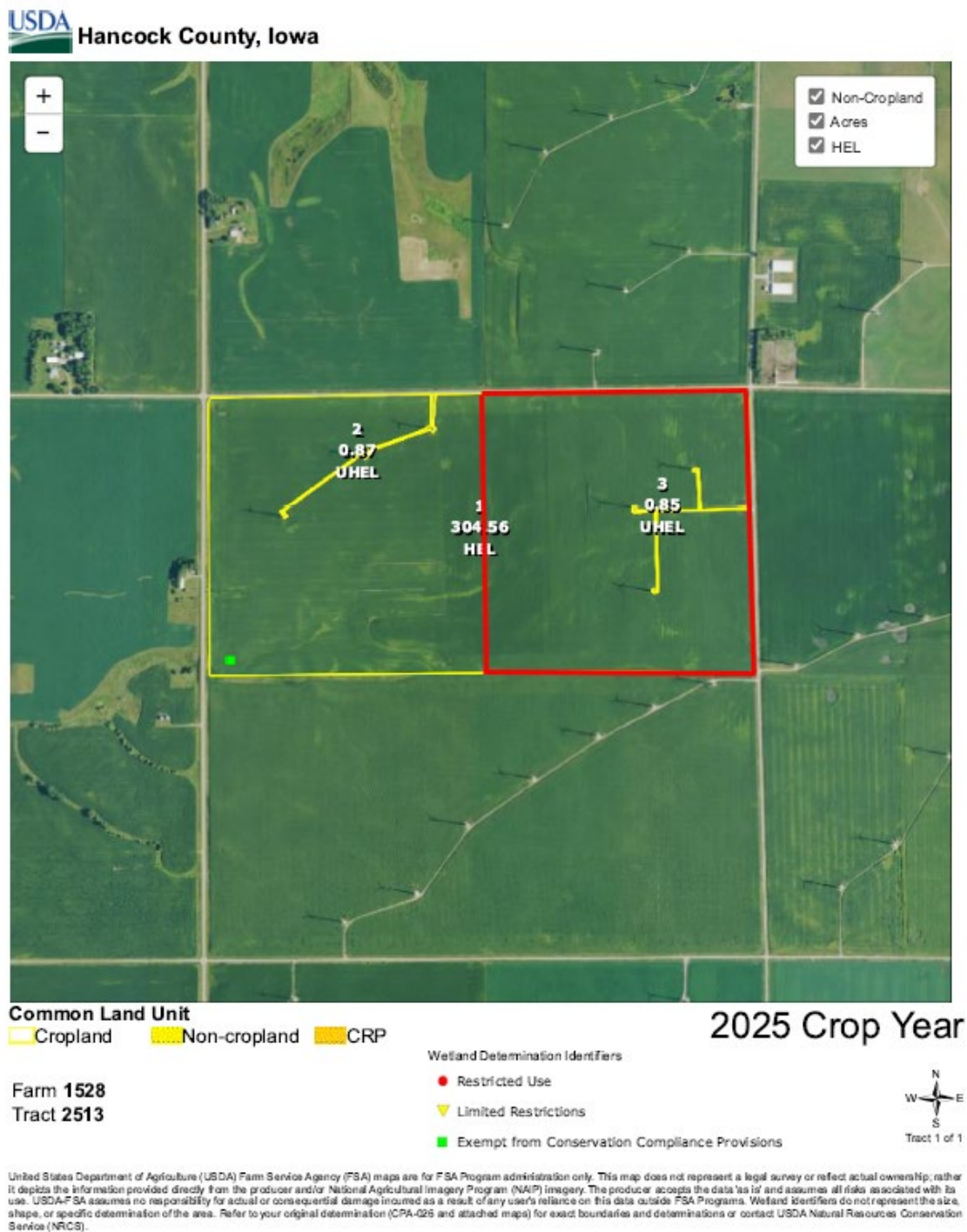
**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

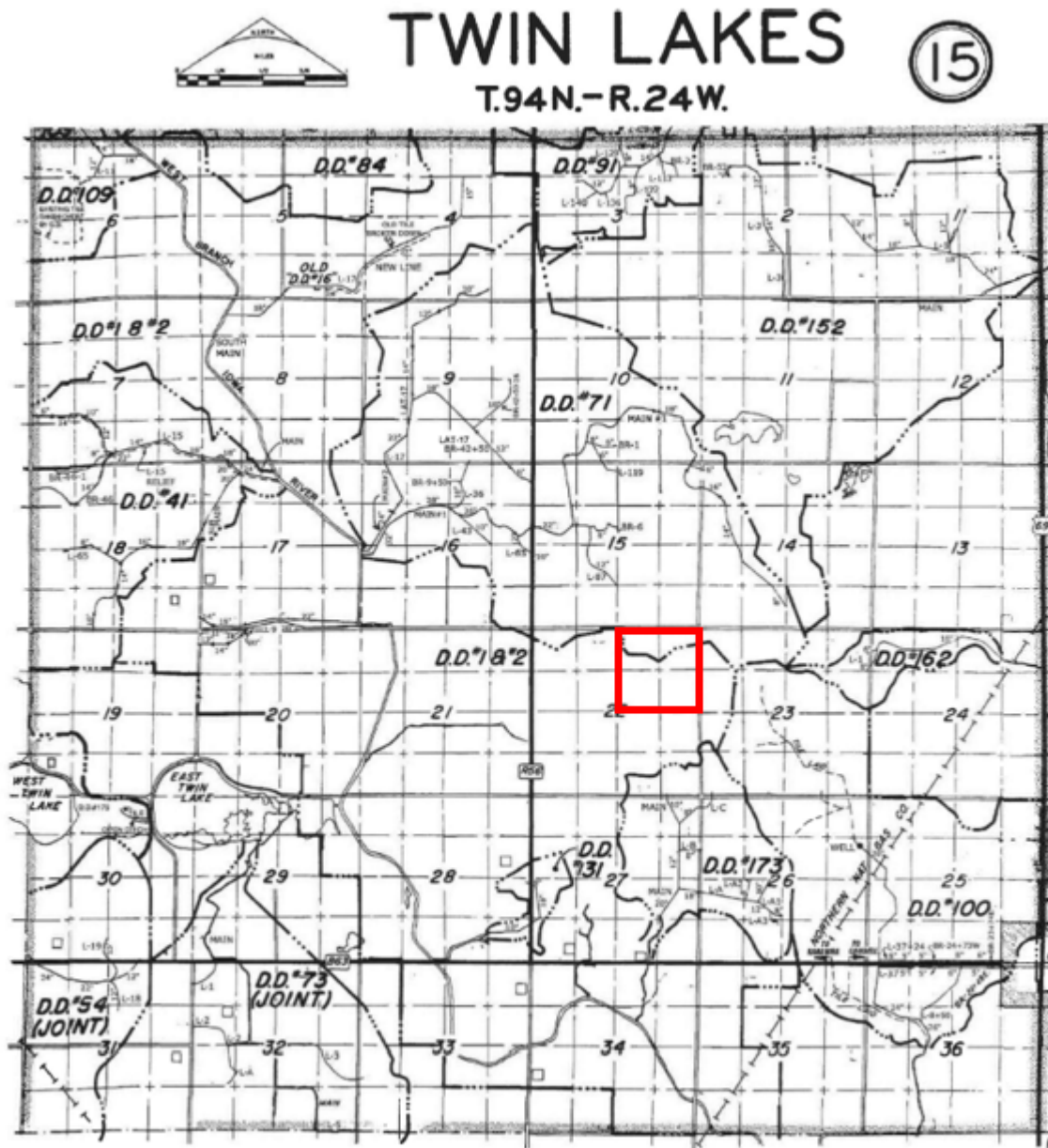


FSA Aerial



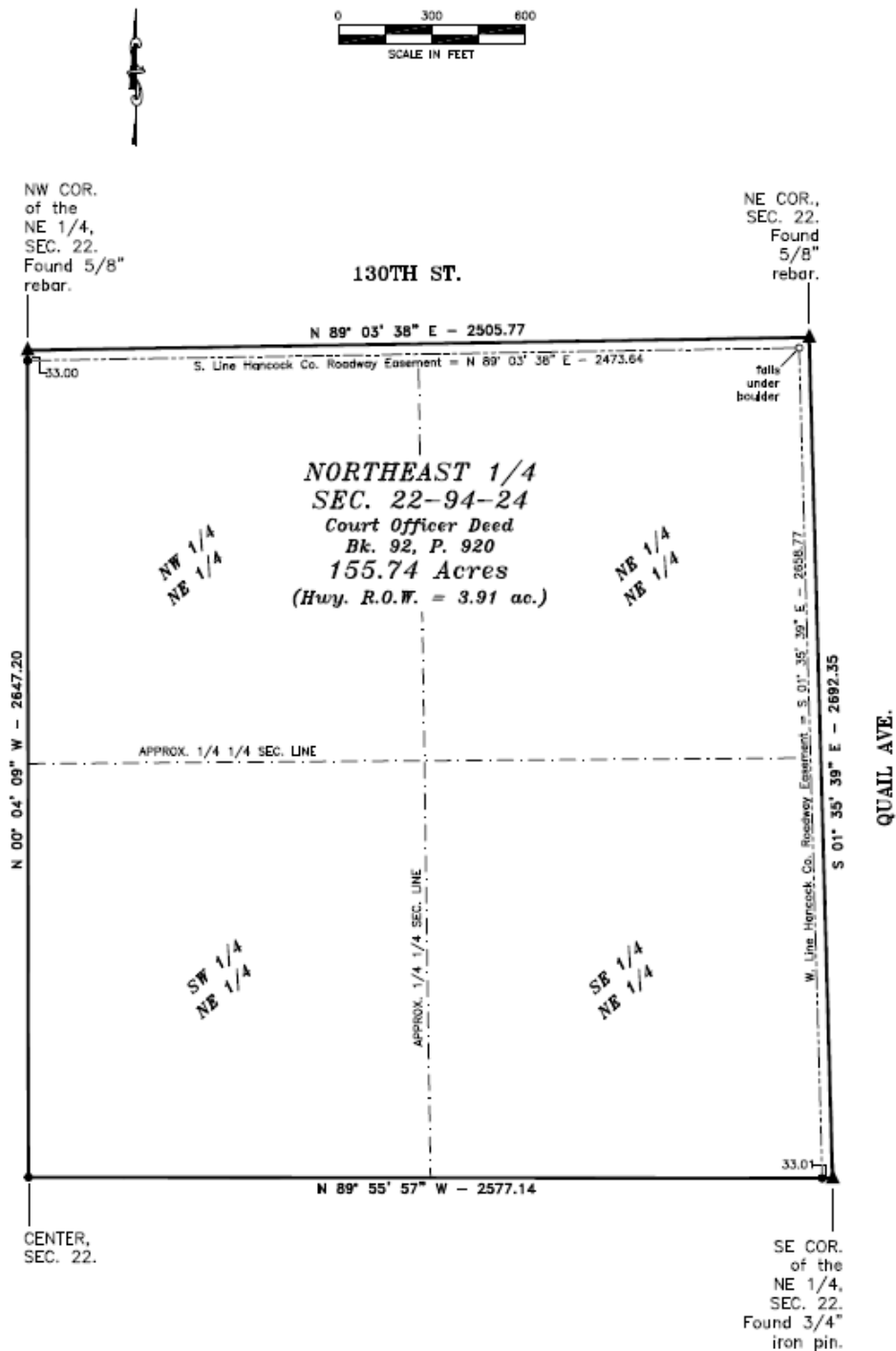


Drainage District Map



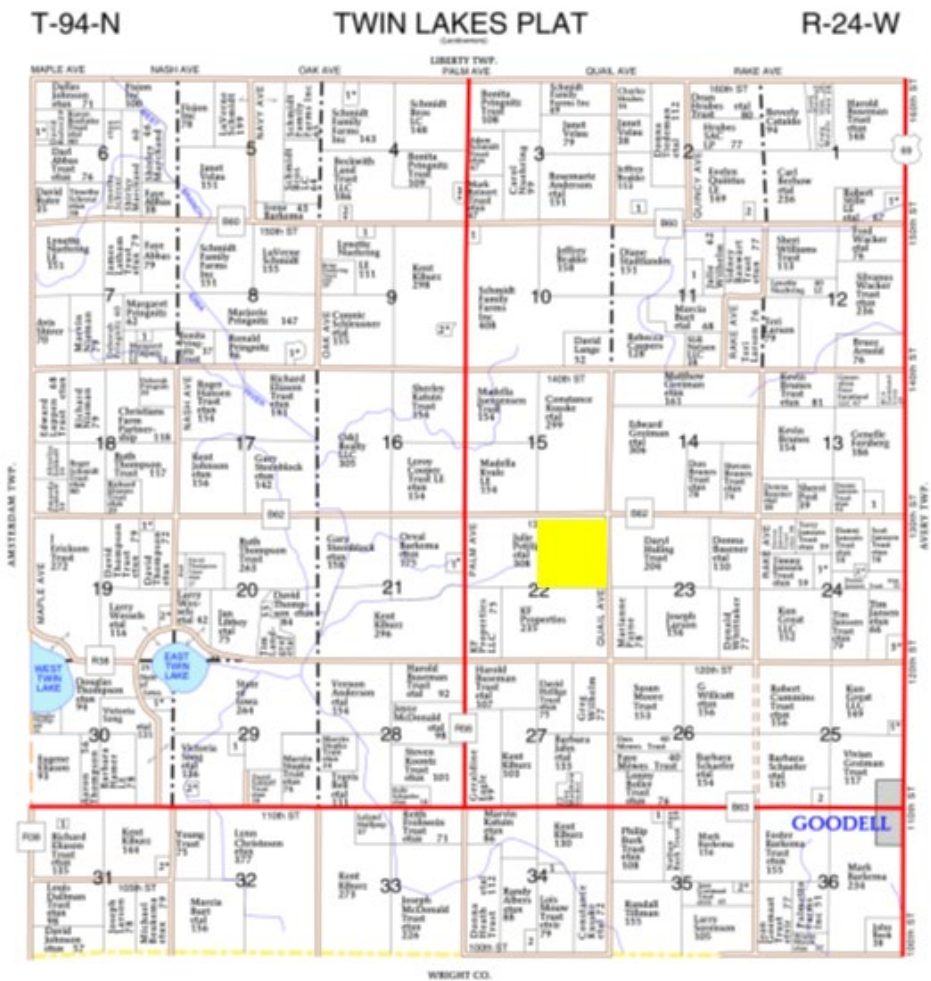


Boundary Survey

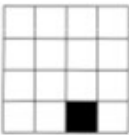




Plat Map | Twin Lake Township



TWIN LAKES TOWNSHIP			
SECTION 1			
1	MEYER TRUST, LINDA ET AL	8	
SECTION 2			
1	BIRDA, STEVEN	5	
2	SCHMIDT FAMILY TRUST INC	7	
SECTION 3			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 4			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 5			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 6			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 7			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 8			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 9			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 10			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 11			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 12			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 13			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 14			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 15			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 16			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 17			
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2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 18			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 19			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 20			
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2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 21			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 22			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 23			
1	ANDERSON, DANIEL ET AL	8	
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3	DAVIS, RITA ET AL	10	
SECTION 24			
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2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 25			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 26			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 27			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 28			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 29			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 30			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 31			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 32			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 33			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 34			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 35			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	
SECTION 36			
1	ANDERSON, DANIEL ET AL	8	
2	SCHMIDT, LUCAS ET AL	9	
3	DAVIS, RITA ET AL	10	





Location Map





Auction Terms & Announcements

Method: This property will be offered for sale as an individual parcel. Iowa Land Sales and its representatives are acting as agents of the seller. Bidding increments solely at discretion of the auctioneer. Seller reserves the right to reject any and all bids.

Contract & Earnest Payment: A 10% earnest money payment is required on the day of the auction. Earnest payment may be paid in the form of check. High bidder will enter a real estate contract immediately upon the conclusion of the auction and deposit with Iowa Land Sales the required earnest payment. All funds will be deposited and held in the Iowa Land Sales trust account. Bidding is not contingent on buyer financing. If the Buyer fails to fulfill the terms of the Purchase Agreement to be executed on the day of the sale, Seller may forfeit the Agreement, and all payments made by Buyer shall be forfeited, including earnest money.

Closing & Possession: Closing will occur on or about November 6, 2025. Balance of purchase price will be payable in guaranteed check at closing. Possession will be granted to the buyer at closing. The Purchase Agreement must be executed by the actual buyer or the legal representative of the Buyer on the day of the sale. In the event a potential Buyer cannot attend the auction, said Buyer can send a representative to the auction. Said representative must be registered with the Broker at least two (2) business days prior to the auction, along with a copy of a valid, signed Power of Attorney. Limited power of attorney forms is available upon request from the Broker. The Purchase Agreement cannot be assigned by Buyer without Seller's written consent.

Announcements: All property is sold on an "As is, Where is" basis. No warranty or guaranty, either expressed or implied, is made by the auctioneer or seller. Sale is subject to all covenants, leases, and

easements of record. Conducting inspections and due diligence is the responsibility of each bidder and at their own risk. Announcements made on the day of the sale take precedence over previously printed information or oral statements.

Disclaimer: *Iowa Land Sales obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*

To register and bid online:

<https://bid.iowalandsales.com/auctions>

Online bidding will begin Thursday, August 28, at 10 am. The live auction will begin at 10 am on Thursday, September 4, 2025, and online bidding will be simultaneous, concluding at the end of the live auction.

Online Bidding: When using Iowa Land Sales & Farm Management's online auction platform, all bidders recognize that the Internet may be unpredictable in performance and may, become inoperative, hinder access, or have slow connection to the online auction platform. All bidders agree that Iowa Land Sales & Farm Management nor its affiliates, members, officers, agents, or contractors are, in any way, responsible for any interference, missed bids, failure of software, or connectivity issues the bidder may experience when utilizing the online auction platform. Iowa Land Sales & Farm Management reserves the right to extend, continue, or close bidding if deemed necessary.