



FARMLAND AUCTION MARSHALL COUNTY, IOWA

88.80± ACRES
Section 34 of LeGrand Township



11 AM ON THURSDAY, AUGUST 6TH, 2026
LeGrand Community Center | 206 North Vine St | LeGrand, IA 50142

United Country Hawkeye Farm Mgmt & Real Estate is honored to represent the Annette F. Williams Revocable Trust in the sale of their Marshall County farmland. This exceptional farm will be offered as a single tract through a live public auction with online bidding available for those unable to attend in person.

Situated in a highly regarded farming area of Marshall County, this farm presents a rare opportunity to acquire nearly 100% tillable farmland with outstanding productivity. The property boasts an impressive 95 CSR2 average, reflecting the exceptional quality of the soils and the long-term agricultural value of the tract. The two predominant soil types are Muscatine Silty Clay Loam and Tama Silty Clay Loam, both widely recognized among Iowa producers for their productivity and strong yield potential.

In addition to its strong agricultural fundamentals, the farm includes a wind option lease agreement, providing potential for additional future income and long-term investment upside. The successful buyer will also receive a credit at closing equal to one-half of the 2026 cash rent, offering immediate financial benefit and enhancing the overall value of the acquisition.

We look forward to seeing everyone at 11:00 AM at the LeGrand Community Center located in LeGrand, Iowa. For more information, contact Luke Nissen, ALC at (712) 304-4827 or Luke@uciowa.com.

Representing Attorney: Gary Schmit - Phelan Tucker Law, LLP.

PRODUCTIVE AG LAND:

- 88.80± Net Surveyed Acres
- 88± Tillable Acres
- 95 CSR2 Average
- Wind Option Lease Agreement
- Tax Parcels: 4 | \$3,829 Est. Annual Tax

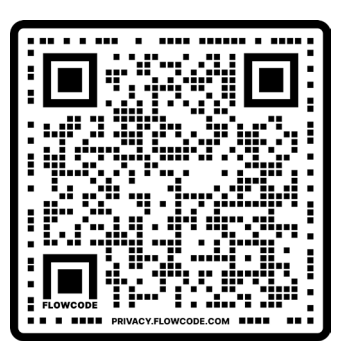
NOTE:

- Primary Soil Types:
- Muscatine Silty Clay Loam
 - Tama Silty Clay Loam

Full Possession:
March 1st, 2027



1010 S Clinton | Albia, IA 52531
Ryan Ammons - Broker
All Agents Licensed in the State of Iowa
UCIOWA.COM



LUKE NISSEN, ALC
Iowa Land Specialist
(712) 304 - 4827
Luke@uciowa.com

The owner reserves the right to reject any and all bids which are subject to seller's approval the day of auction. Any announcements on the day of the sale will supersede all printed material. Information presented is gathered from sources deemed reliable but not guaranteed by UnitedCountry Hawkeye Farm Management and Real Estate who represents the seller at auction.