



HARRISON COUNTY, IOWA

# LAND AUCTION

WEDNESDAY, JUNE 25, 2025 AT 1:00 PM <sup>CT</sup>

VIRTUAL  
ONLINE

**80 DEEDED ACRES± • SELLING IN 1 TRACT**



***PRODUCTIVE TILLABLE FARMLAND!***

## JAMES E. B. STUART LIVING TRUST

ROBERT C. STUART • TRUSTEE

Representing Attorney: Alan J. Anderson | Anderson & Render, LLP  
110 N 2nd Avenue, Logan, IA 51546 | (712) 644-2485



## SULLIVAN AUCTIONEERS

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### AUCTION MANAGERS:



**JIM HUFF**  
(319) 931-9292



**CASEY BOWEN**  
(319) 572-5443

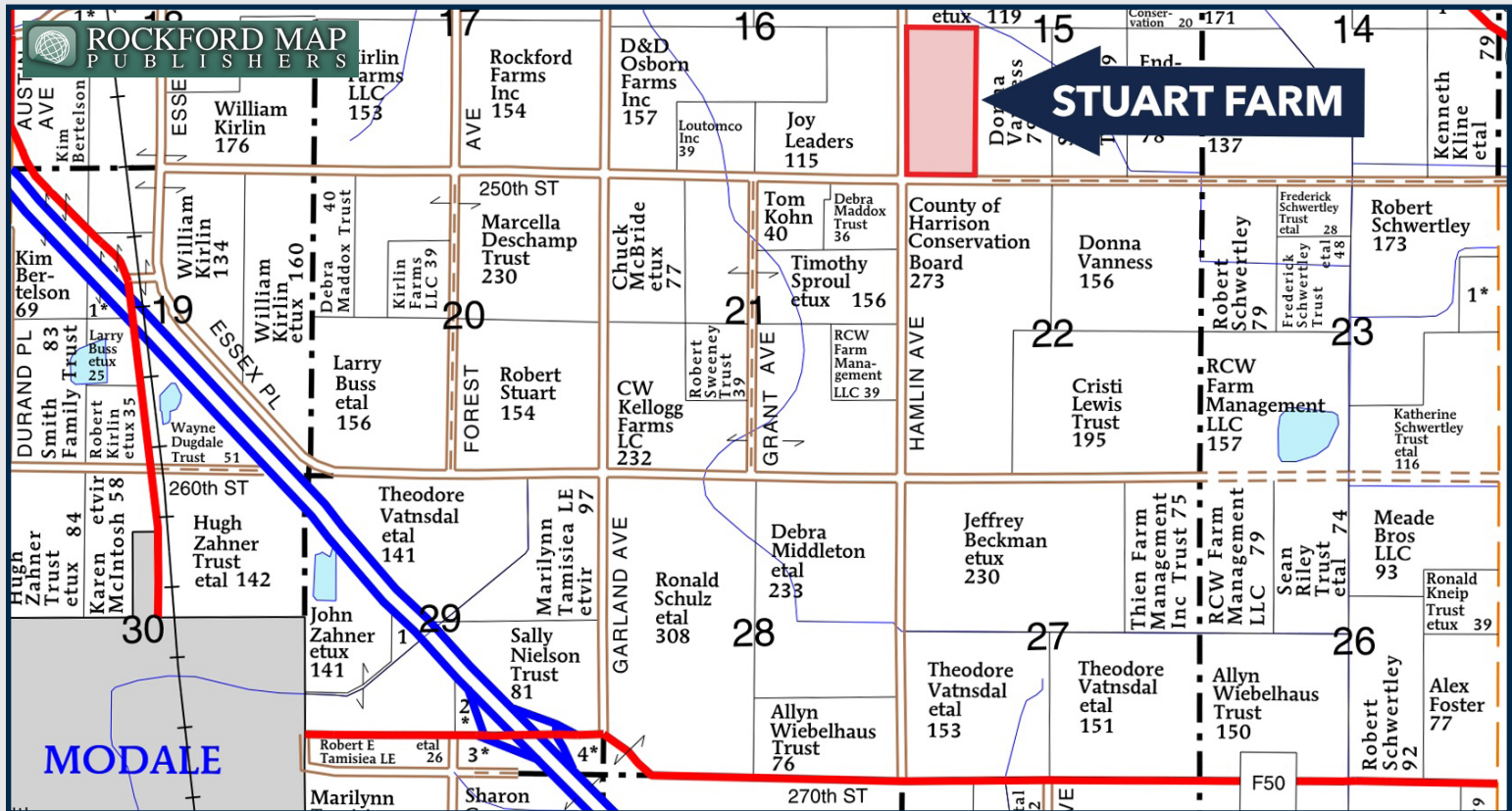
**SCAN FOR  
ADDITIONAL  
DETAILS, MAPS,  
PHOTOS & BIDDING!**





## LOCATION & GENERAL INFORMATION

The Stuart Farm is located in Section 15, T79N-R44W, Taylor Township, Harrison County, IA, 2 miles northeast of Modale, IA (9 miles northwest of Missouri Valley, IA & 28 miles north of Council Bluffs, IA). From Modale, IA go east on Co. Rd. F50 (270th St.) 2 miles to Hamlin Ave. Turn left or north and proceed 2 miles to the farm. (Be watching for pre-sale directional signs.) This farm is nearly 100% tillable, offers productive Blencoe and Luton soils and is located a short distance from a Heartland Coop grain facility in Modale, IA.

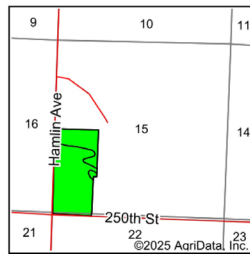


## TRACT INFORMATION

- FSA information indicates 78.73 acres of tillable cropland currently in row crop production.
- Productive Blencoe and Luton soils.
- CSR2 is 60.4
- This tract is improved with an irrigation well that has not been used in a while and there is electrical service on the tract.
- Access is on the west by Hamlin Ave. and on the south by 250th St.

**AUCTION TO BE CONDUCTED AS A VIRTUAL, ONLINE AUCTION.**  
**IF YOU NEED ASSISTANCE WITH BIDDING, PLEASE**  
**CONTACT OUR OFFICE AT (844) 847-2161**





State: **Iowa**  
 County: **Harrison**  
 Location: **15-79N-44W**  
 Township: **Taylor**

**SULLIVAN AUCTIONEERS**



Soils data provided by USDA and NRCS.

Area Symbol: IA085, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	'1 Corn Bu	'1 Soybeans Bu	CSR2**
866	Luton silty clay, thin surface	55.90	73.7%		IIIw	163.2	47.3	52
44	Blencoe silty clay	19.02	25.0%		IIw	214.4	62.2	85
67	Woodbury silty clay	1.02	1.3%		IIIw	185.6	55.0	55
Weighted Average					2.75	176.3		

**60.4**



## METHOD & TERMS

The Stuart Farm will be sold in 1 tract on a price per acre basis based on the deeded and advertised acres. Immediately following the auction, the successful buyer(s) will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment which will be held in escrow until closing. The balance of the purchase price will be due at closing in approximately 30 days on or about July 28, 2025 upon delivery of a merchantable abstract and Trustee Warranty Deed. The Real Estate Taxes will be prorated to the date of closing. Possession will be given at the time of closing subject to a lease with the current tenant for the 2025 farming season. Buyer will receive 50% of the cash rent as a credit at the time of closing. (Ask auction company for details.)

Bidding is NOT subject to any contingencies, including but not limited to financing, an appraisal or inspection of the property.

All announcements made sale day take precedence over prior advertising either written or oral. The information in our brochure, in our advertisements and on our website is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties made by the seller or Sullivan Auctioneers pertaining to this property. Real estate is being sold "AS IS".

**ADDITIONAL INFORMATION, PHOTOS  
 & BIDDING AVAILABLE ONLINE:**  
**[www.SullivanAuctioneers.com](http://www.SullivanAuctioneers.com)**







**SULLIVAN  
AUCTIONEERS**

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DETAILS, MAPS, PHOTOS & BIDDING: **[SullivanAuctioneers.com](http://SullivanAuctioneers.com)**

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