

LAND AUCTION



51.37 AC± | 2 TRACTS | MILLS CO, IA

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/21/25 **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: BLOOM SENIOR CENTER, 25 N VINE ST, GLENWOOD, IA 51534

51.37± Acres - Mills County, Iowa

Productive Farmland and Development/Building Opportunity - Offered in Two Tracts

Located in the picturesque countryside of Mills County, Iowa, near Glenwood, this 51.37± acre property presents an exceptional opportunity for producers, investors, and developers alike. With a balance of high-quality farmland and potential acreage building sites, this property is ideal for expanding your farming operation or pursuing a new development project in one of southwest Iowa's fastest-growing areas.

Tract 1 offers tremendous versatility for a wide range of buyers. Featuring an outstanding CSR2 average of 92.4—well above the county average—and predominantly Napier Silt Loam soils with minimal slopes, it provides excellent crop production potential year after year.

In addition to its agricultural appeal, Tract 1 also offers prime development potential. It lies adjacent to a paved road, nearby existing development and established acreages, and has fiber, electricity, and utilities available at the road. The proximity to Glenwood and the Omaha metro area, combined with the area's natural beauty, make this tract an attractive option for residential or acreage development.

Tract 2 has an average CSR2 of 80.2, gentle slopes, and natural drainage to a nearby creek, and provides another excellent opportunity for local producers or investors. The tract has a proven record of strong crop yields and would be a great addition to an existing farming operation.

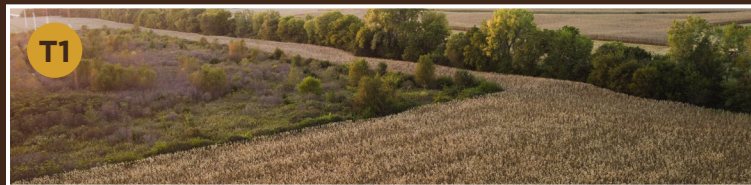
Across both tracts, the combination of productive soils, ideal location, and available utilities creates a premier opportunity for multiple buyer types. Whether purchased individually or together, this property offers a strong investment in a region poised for continued growth.

TRACT 1 - 12± ACRES

Tract 1 is currently almost entirely in production, but holds tremendous potential for development or acreage building opportunities. Situated along a paved road with utilities already in place and a prime location near the Omaha metro, this tract checks all the boxes for investors and developers alike.

Whether you envision subdividing for smaller acreage lots or developing custom home sites, this property provides a rare opportunity in a rapidly growing area. The high-quality soils, boasting an average CSR2 of 92.4, ensure continued strong crop production in the meantime, allowing for income potential while you plan future development.

Deeded Acres: 12±
FSA Farmland Acres: 10.79± Acres
Soil Types: Napier Silt Loam, Kennebec Silt Loam
Soil PI/NCCPI/CSR2: 92.4 CSR2
CRP Acres/Payment: N/A
Taxes: TBD
Lease Status: Open tenancy for 2026
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: Yes. To be completed prior to closing.
Brief Legal: To be determined after survey.
PIDs: Part of 024520000000000
Lat/Lon: 41.0872, -95.7091
Zip Code: 51534



TRACT 2 - 39.37± ACRES

Tract 2 is another highly productive piece of farmland with excellent agricultural characteristics. The Rawles and Silt Loam soils, combined with gentle slopes, create ideal conditions for producing strong and consistent crop yields year after year.

This tract would make a great addition to any farming operation or investment portfolio. Unlike many nearby farms that require extensive terracing, this property's natural topography and effective drainage eliminate that need, making it highly efficient for modern farm equipment. A paved road access point on the northeast corner provides easy entry in nearly all weather conditions.

Whether purchased individually or alongside Tract 1, this property offers a dependable and attractive opportunity in a highly desirable agricultural area.

Deeded Acres: 39.37 ±
FSA Farmland Acres: 33.14 Acres
Soil Types: Rawles Silt Loam, McPaul Silt Loam, Colo Silty Clay Loam, Deep Loess
Soil PI/NCCPI/CSR2: 80.2 CSR2
CRP Acres/Payment: N/A
Taxes: TBD
Lease Status: Open tenancy for 2026
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: Yes. To be surveyed prior to close.
Brief Legal: To be determined after survey.
PIDs: 024540000000000, Part of 024530000000000, and Part of 024520000000000
Lat/Lon: 41.0869, -95.7174
Zip Code: 51534

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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Ranch & Farm Auctions is a licensed trade name of Whitetail Properties Real Estate LLC | Richard F Baugh, Iowa Broker License # B57515100 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Garret Armstrong, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 641.757.9156 | Kyle Karcher, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 712.308.2444 | Cody Lowderman, IA Auctioneer, B64012000



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