GROWTHLAND
Where Knowledge and Expertise Create Opportunity

WRIGHTZ AUCTION CO., LLC



Farmland and Acreage Auction

Friday, December 18, 2026
at 10:00 AM
Bidding online & in person

Floyd County, IA

Tract 1: 20 Acres M/L
87.3 Tillable CSR2
Tract 2: 1539 Quail Ave, Floyd
4 Bdrm Home, 0.92 A M/L



Open House: Saturday, December 12, 2026, 2:00 PM to 4:00 PM
1539 Quail Avenue, Floyd, IA 50435



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Auction Information

Auction Date and Time

Friday, December 18, 2026 at 10:00 AM

Auction Location

Wrightz Auction Company

1406 US-218

Floyd, IA 50435

Online or In Person Bidding

Open House

Saturday, December 12, 2026, 2:00 PM to 4:00 PM

1539 Quail Avenue, Floyd, IA 50435

Sale Method

This property will be offered at public auction in 2 tracts. Bidding available in person and online.

- Tract 1: Bids will be dollars per acre and will be multiplied by the number of total acres to determine the total sales price. The farmland will be offered on a 20 acres more or less basis.
- Tract 2: Bids will be total dollars for the acreage.
- Seller reserves the right to refuse any or all bids.
- Announcements made auction day by the Auctioneer will take precedence over any previous material or verbal statements.

Description

Tract 1: 20 Acres M/L. A smaller tract that offers numerous possibilities from hunting to tillable acres to a potential rural residence building site. Conveniently located a half mile off a hard surface road approximately 3 miles northeast of Charles City.

Tract 2: 1539 Quail Avenue, Floyd, IA 50435. A 4 bedroom, 2 bath split level home built in 1965 on 0.92 Acres M/L at 1539 Quail Avenue, approximately 1.3 miles east of Floyd, with a walk-out basement and a 24' x 24' detached garage.

Terms

Ten percent of the purchase price required on the day of the sale. Buyers will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing. Closing on or about 45 days after offer date. Possession of Tract 2 at closing.

Conditions

This sale is subject to all easements, leases and any other restrictions of record.

Auctioneer

Scott Wright, Auctioneer

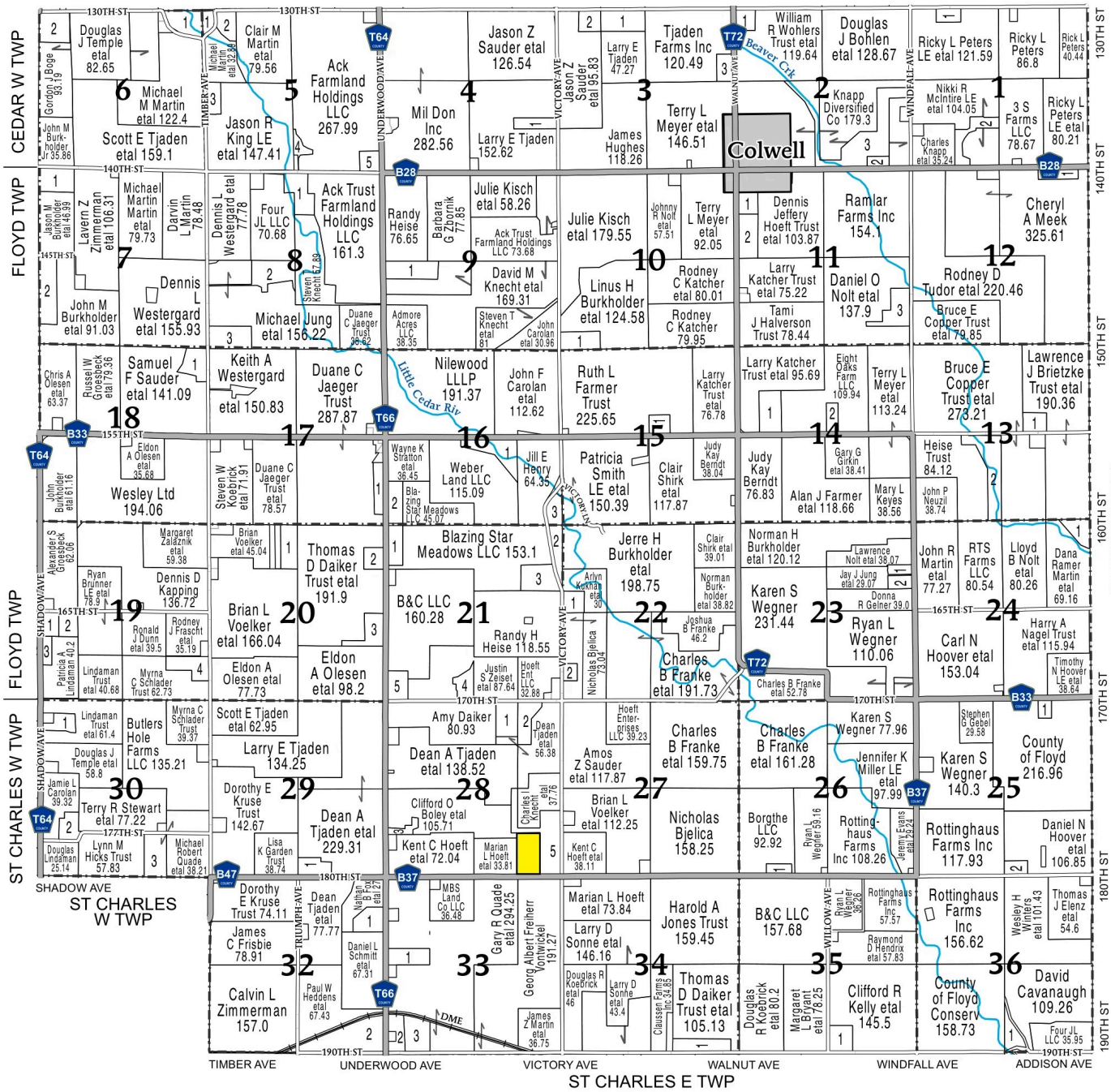
DISCLAIMER: Growthland and their associates are agents of the Seller

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Plat Map

Tract 1: 20 Acres M/L



FSA Aerial Map

Tract 1: 20 Acres M/L

USDA **GEAR MAP** | Farm **7686** | Tract **1619** | PY **2027** Floyd County, Iowa



Common Land Unit

- Field Boundary
- Subfield Boundary
- Tract Boundary
- Farm Boundary
- Non-Cropland
- CRP

Wetland Determination

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Physical County: Floyd

0 125 250 Ft

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Property Details

Tract 1: 20 Acres M/L

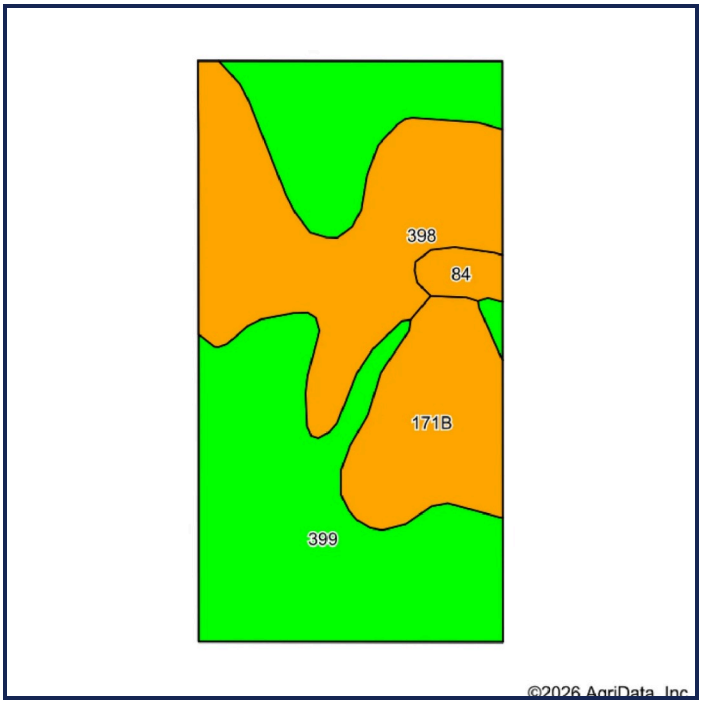


Acreage Breakdown:	
Taxable Acres:	19.32
Tillable Acres:	19.6
FSA Acres:	19.6
Soil Productivity:	**Tillable CSR2:** 87.3
Property Taxes:	$718
Parcel Number:	000082840000600
Township:	Niles
School District:	Charles City Community

Comments:

A smaller tract that offers numerous possibilities from hunting to tillable acres to a potential rural residence building site. Conveniently located a half mile off a hard surface road approximately 3 miles northeast of Charles City. Bordered on the south by 180th Street (Cleveland Avenue)/B37.





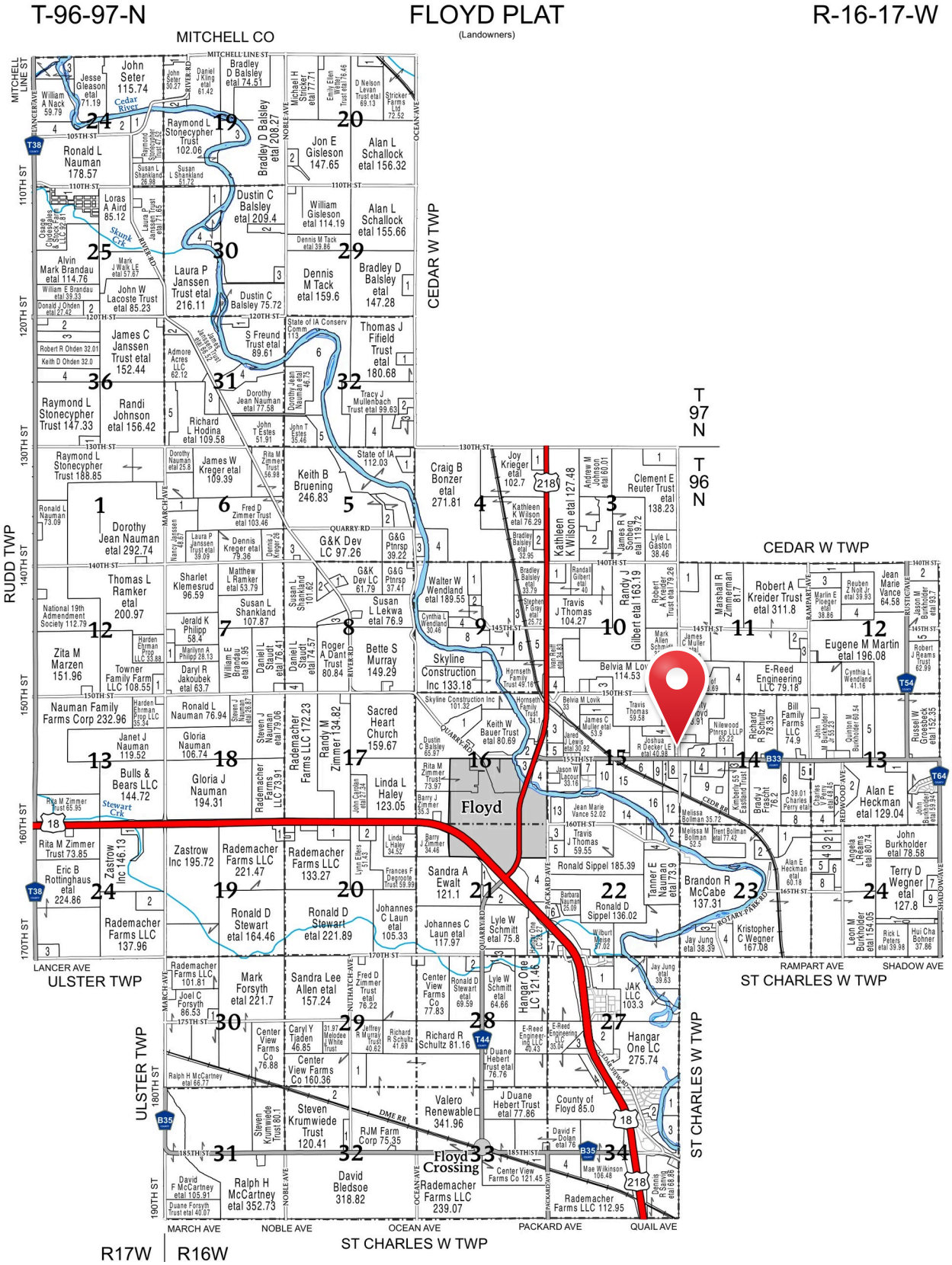
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2
399	Readlyn silt loam, 1 to 3 percent slopes	10.18	51.9%		91
398	Tripoli clay loam, 0 to 2 percent slopes	5.93	30.3%		82
171B	Bassett loam, 2 to 5 percent slopes	3.05	15.6%		85
84	Clyde silty clay loam, 0 to 3 percent slopes	0.44	2.2%		88
				Weighted Average	**87.3**

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Plat Map

Tract 2: 1539 Quail Avenue, Floyd, IA 50435



Property Details

Tract 2: 1539 Quail Avenue, Floyd, IA 50435



Acreage Breakdown:	
Location:	West side of Quail Avenue, just north of 155th Street (B33), approximately 1.3 miles east of Floyd
Taxable Acres:	0.92
Home:	1965 Split Level
Living Area:	1,492 sq ft above grade
Bed/Bath:	4 Bdrm, 2 Bath
Basement:	Full walk-out, 1,225 sq ft living quarters
Garage:	24' x 24' Detached
Features:	Central air, second kitchen, wood deck, concrete patio
Water and Septic:	Private Well and Septic
Property Taxes:	$2,112
Parcel Number:	000071527600500
Township:	Floyd
School District:	Charles City Community

Comments:

Sold as is. Appliances included.





Photos

Tract 2: 1539 Quail Avenue, Floyd, IA 50435



Living room



Kitchen



Kitchen



Dining area



Family room



Second kitchen