

Mahaska County Pastureland For Sale

75.0 acres m/1 – Section 5, Pleasant Grove Township

Description: 75 acres m/1 of Mahaska County pastureland for sale. This property is located 2 miles west of Barnes City, with the north side of the farm adjacent to Poweshiek County. This pasture has several benefits, providing a unique setting with good fences surrounding the entire property. A rare opportunity to purchase a well-cared for pasture in Mahaska County that is available for the 2021 grazing season.

Agents

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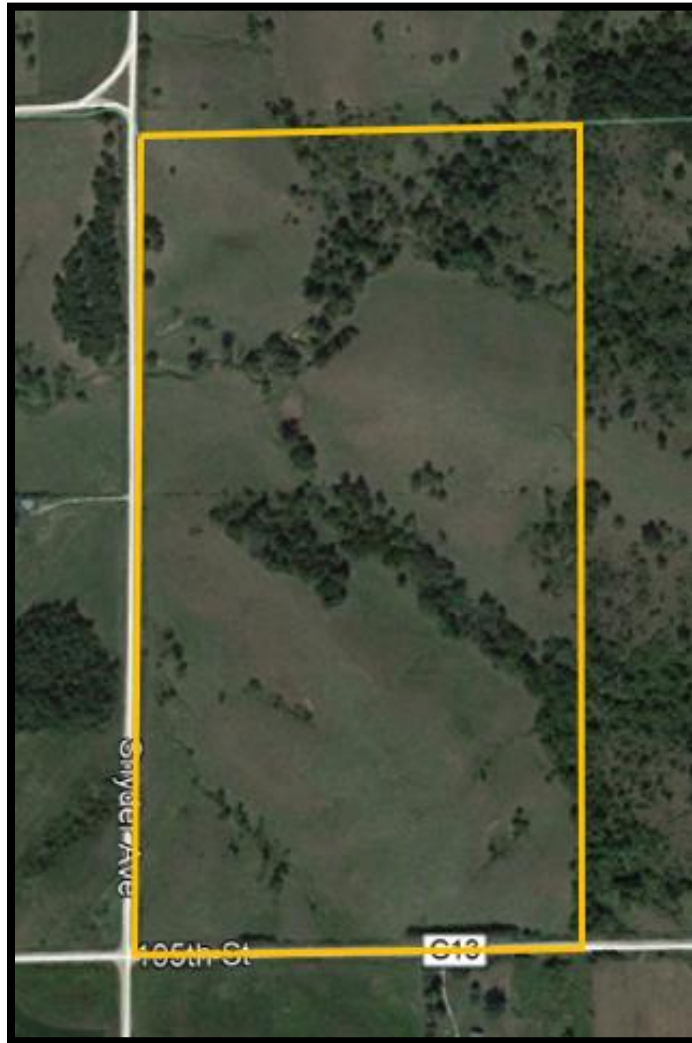


Vince Johnson III
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Vince@IowaLandSales.com



Property Information



Price & Terms

\$311,250 total, \$3,950 per acre on 75 acres. 10% down upon acceptance of offer, balance due at closing.

Legal Description

Mahaska County – 75 acres m/l in the West ½ Northwest ¼ of Section 5, Township 77 North, Range 14 West of the 5th P.M., Mahaska County, Iowa.

Estimated Net Taxes

Taxes Payable 2020-2021: \$1,010

Net Taxable acres: 72.78

Possession

The farm has an open lease and will be available for grazing for 2021.

Corn Suitability Rating

CSR2: 30.43 per Mahaska County Assessor on Entire Farm

CSR2: 45.1 per AgriData on Entire Farm

School District

Property is in the North Mahaska School District.

Directions

From Barnes City, travel west of the Cemetery on 105th Street for approximately 2 miles.

Turn north onto Snyder Avenue and property is located on the east side of the gravel road.

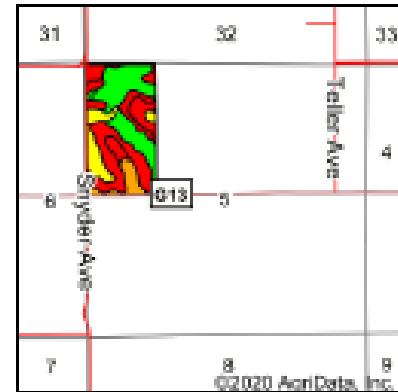
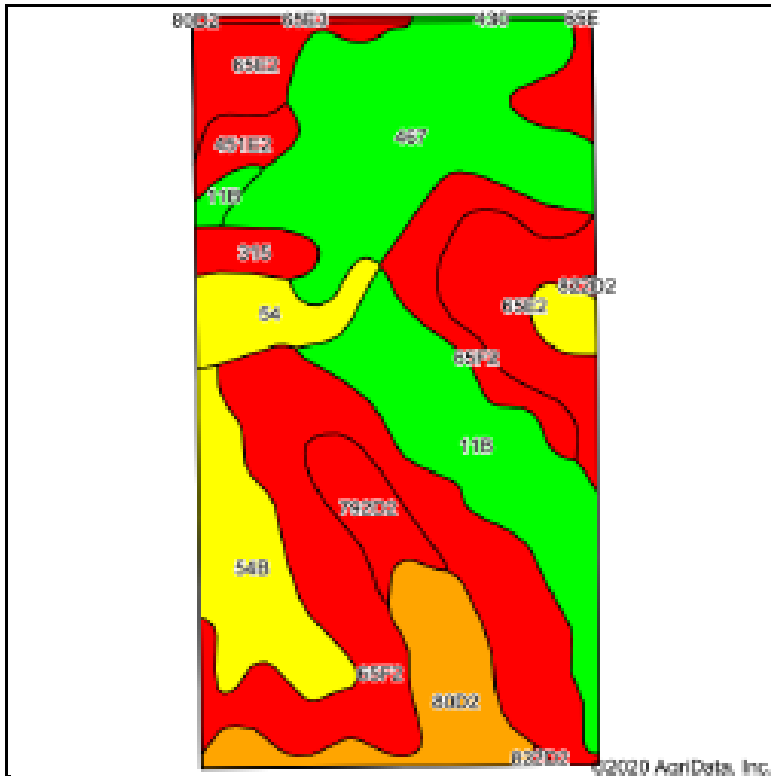
Iowa Land Sales & Farm Management for sale signs will be located on property.

Aerial



Soils Map-Entire Farm

Soils Map



State: **Iowa**
 County: **Mahaska**
 Location: **5-77N-14W**
 Township: **Pleasant Grove**
 Acres: **75.02**
 Date: **9/4/2020**

IOWA
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 & FARM MANAGEMENT
experts in our fields.

Map Provided By:

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Soils data provided by USDA and NRCSS.

Area Symbol: IA123, Soil Area Version: 26
 Area Symbol: IA157, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSRC Legend	Non-In Class %	CSRC**	CSR	% NCCM Soybeans
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	20.20	26.9%		Vla	10	8	38
467	Radford silt loam, 0 to 2 percent slopes	14.21	18.9%		Iw	79	85	94
11B	Colo-Ely complex, 0 to 5 percent slopes	10.10	13.5%		Iw	85	89	78
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	9.10	12.1%		Vla	27	30	52
54B	Zook silty clay loam, 2 to 5 percent slopes	5.10	6.8%		Iw	60	65	55
80C2	Clinton silt loam, 9 to 14 percent slopes, eroded	5.69	7.6%		Ila	45	50	58
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.82	3.8%		Iw	60	70	47
73C2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	2.39	3.2%		Iw	5	15	40
31B	Nodaway-Alluvial land complex, 0 to 2 percent slopes	1.39	1.9%		Iw	5	20	3
451E2	Calhoun loam, 14 to 18 percent slopes, moderately eroded	1.35	1.8%		Vla	35	23	60
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	0.97	1.3%		Ila	69	63	62
65E3	Lindley soils, 14 to 18 percent slopes, severely eroded	0.34	0.5%		Vla	21	25	43
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	0.21	0.3%		Iw	70	80	68
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	0.15	0.2%		Iw	12	18	45
Weighted Average						45.1	47.8	% 58.9

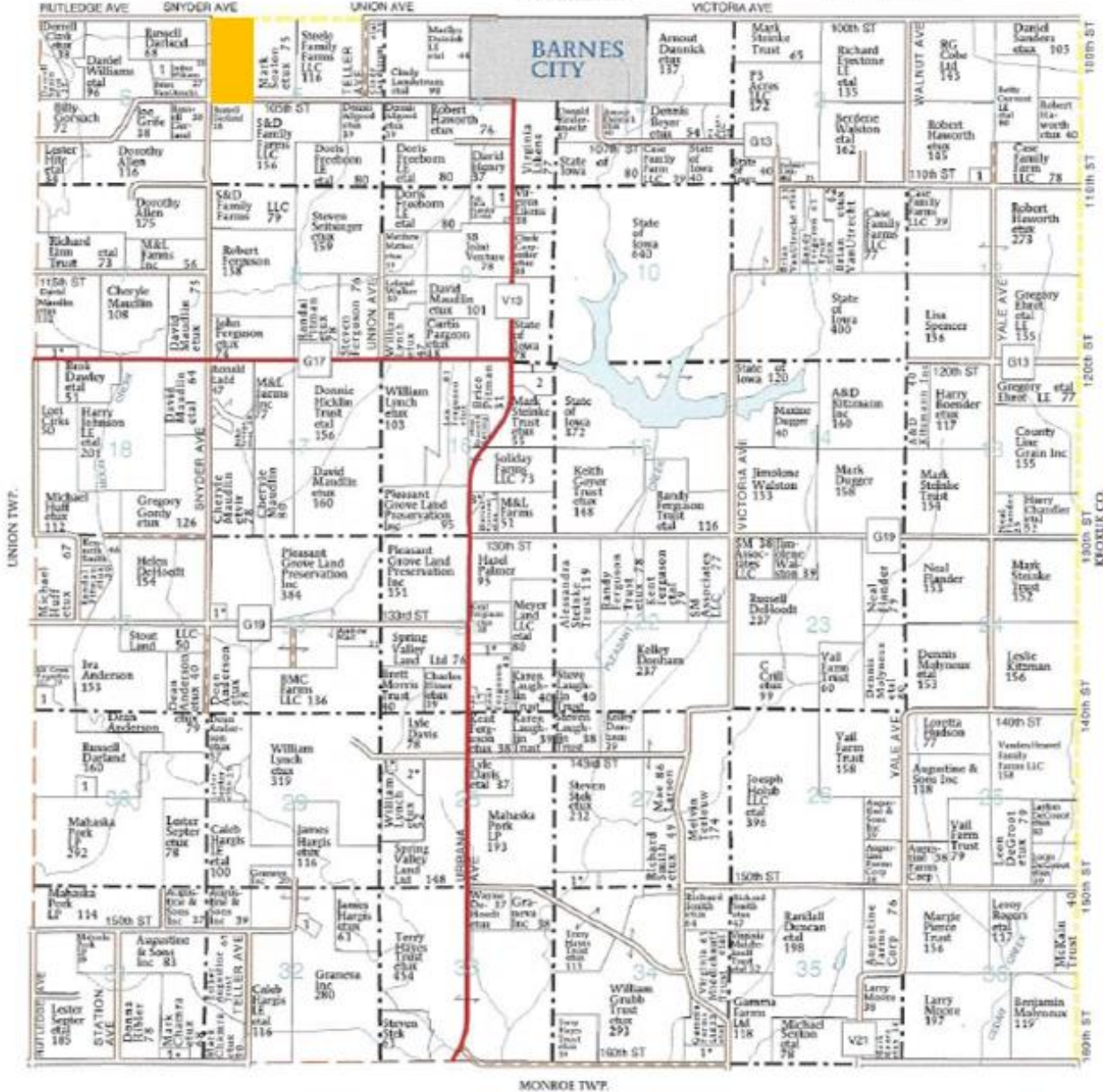
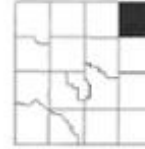
Plat Map

T-77-N

PLEASANT GROVE PLAT

R-14-W

(Larson's)
 POWESHIEK CO.



Sale Terms & Announcements

Method: This property is being offered for sale as an individual tract.

Contract & Earnest Payment: A 10% earnest money payment is required upon acceptance of offer and balance will be due at closing.

Closing & Possession: Closing date will be on or about 30 days upon acceptance of offer. Possession will be granted to the buyer at closing.

Announcements: All property is sold on an “As is, Where is” basis. No warranty or guaranty, either expressed or implied, is made by the seller. Sale is subject to all covenants, leases and easements of record. Conducting inspections and due diligence is the responsibility of each party and at their own risk.

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