Mahaska County Sealed Bid Land Auction

Parcel: 160 acres m/l, Section 24, Pleasant Grove Township
Method: Sealed Bid Land Auction. Bids will be due on or before Tuesday, November 9th, 2021 by 12 PM. The Bid Form is available within this Brochure and on the website. Bid Form can be mailed to **Iowa Land Sales & Farm Management, LLC 1043 440th Avenue, Malcom, Iowa 50157** or emailed to the listing agents below.
Date & Location: Top bidders will be invited and given the opportunity to re-bid on the property on Thursday, November 11th, 2021 at 10 AM at the Barnes City American Legion, 435 Broadway Street, Barnes City, Iowa 50027.

Description: 160 acres m/l of Mahaska County land being offered for sale as one parcel. This is an above-average property that has been owned and operated by the same family for several years. A unique opportunity to purchase a quality and good producing farm that is located 3 miles west of Highway 21 along the Mahaska-Keokuk County line. The farm has an 64.5 CSR2 and will be available for the 2022 crop year.

Agents

Matt Mann
(641) 990-4016
Matt@IowaLandSales.com

Vince Johnson III
(641) 891-5326
Vince@IowaLandSales.com

Property Information

Legal Description

160 acres m/l in the Southeast ¼ of Section 24, Pleasant Grove Township (24-77N-14W), Mahaska County, Iowa. (exact legal description will be determined from abstract)

Estimated Net Taxes

Taxes Payable 2021-2022: $4,186
Net Taxable Acres: 156 m/l
Taxes per Net Acre: $26.83

Possession

Possession will be granted at closing and the cropland will be available for the 2022 crop year.

FSA Data

Farm Number: 4235
Tract Number: 2702
Cropland Acres: 150.99
Corn Base Acres: 99.1
Corn PLC Yield: 154
Soybean Base Acres: 1.4
Soybean PLC Yield: 44
Oat Base Acres: 9.2
Oat PLC Yield: 61
Farm Program: Corn, Soybeans and Oats are enrolled under the ARC-County Program.
**Information is estimated pending reconstitution of farm by Mahaska County FSA Office*

Corn Suitability Rating

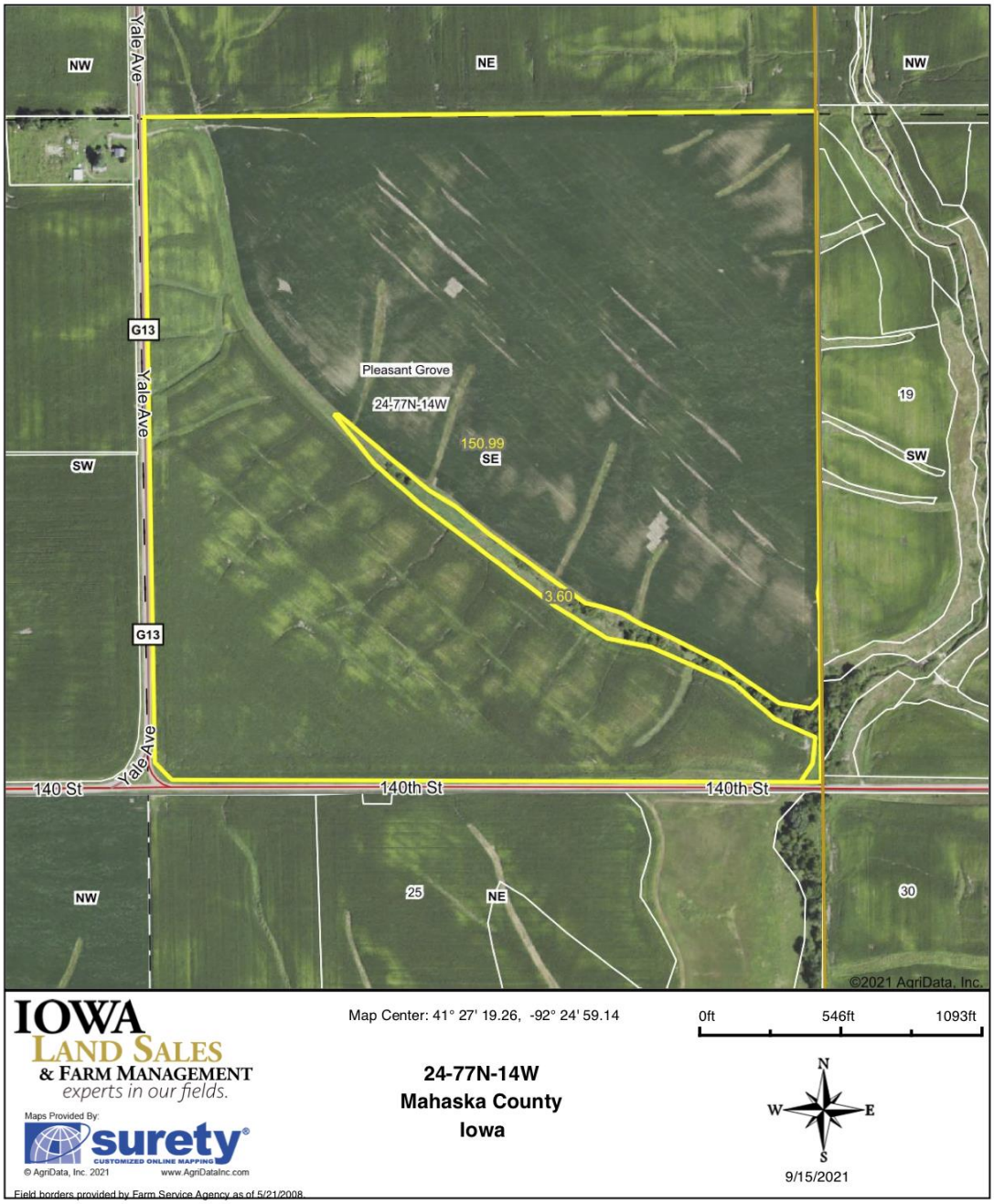
CSR2: 64.5 on Entire Farm per AgriData

Directions

From Gibson, travel south on 110th Avenue for 2 miles and turn right onto 140th Street. Continue west on 140th Street 1 mile and the subject property will be located on the north side of the gravel road. Look for the Iowa Land Sales & Farm Management For Sale signs on the property.

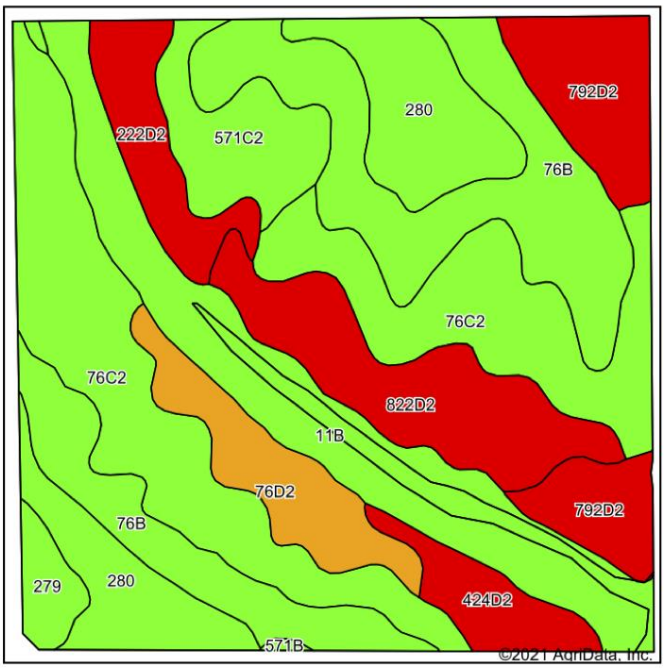
Aerial

Aerial Map

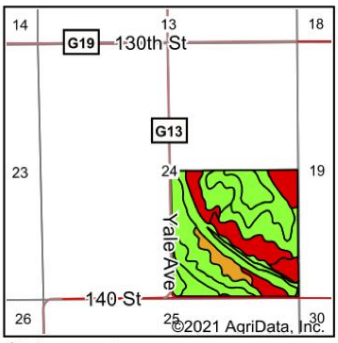


Soils Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Mahaska**
Location: **24-77N-14W**
Township: **Pleasant Grove**
Acres: **154.59**
Date: **9/15/2021**

IOWA LAND SALES & FARM MANAGEMENT
experts in our fields.

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA123, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	35.90	23.2%		IIIe	75	68	68
76B	Ladoga silt loam, 2 to 5 percent slopes	28.80	18.6%		IIe	86	87	79
11B	Colo-Ely complex, 0 to 5 percent slopes	20.37	13.2%		IIw	86	68	76
280	Mahaska silty clay loam, 0 to 2 percent slopes	15.46	10.0%		Iw	94	97	77
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	13.20	8.5%		IVe	12	18	46
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	11.78	7.6%		IVe	5	15	40
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	7.88	5.1%		IIIe	49	58	63
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	7.49	4.8%		IIIe	77	62	79
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	6.43	4.2%		IVe	12	10	47
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately eroded	4.68	3.0%		IVe	26	15	50
279	Taintor silty clay loam, 0 to 2 percent slopes	2.43	1.6%		IIw	83	88	70
571B	Hedrick silt loam, 2 to 5 percent slopes	0.17	0.1%		IIe	85	82	90
					Weighted Average	**64.5**	**61.6**	***n 66.9**

**IA has updated the CSR values for each county to CSR2.
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

FSA Aerial

USDA United States Department of Agriculture

Mahaska County, Iowa

2021 Program Year

Map Created February 19, 2021

ALL FIELDS NON-IRRIGATED

Wetland Determination
- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 150.99 acres

Farm 4235
Tract 2702

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).

Bid Form

Mahaska County Sealed Bid Auction Form

Bids are due to Iowa Land Sales & Farm Management, LLC on or before 12 PM on Tuesday, November 9th, 2021

Kitzmann Farm-160 acres m/l located in the SE ¼ of Section 24 in Pleasant Grove Township, Mahaska County, Iowa.

Total Amount Bid for Property: $_____ total, $_____/acre x 160 acres m/l

Bidder Name: _____
Address: _____
Phone: _____
Email: _____

Terms of the Sale

- **Bid Form can be mailed to Iowa Land Sales & Farm Management, LLC 1043 440th Avenue, Malcom, Iowa 50157 or emailed to Matt@IowaLandSales.com.**
- Sellers may reject any & all bids for any reason, including prior to the sale.
- The top bidders, by invitation only, will be given the opportunity to re-bid on Thursday, November 11th, 2021 at 10 AM at the American Legion in Barnes City, Iowa.
- A 10% earnest money payment is required on the day of the auction. Earnest payment may be paid in the form of cash or check. High bidder will enter into a real estate contract immediately upon the conclusion of the auction and deposit with Iowa Land Sales the required earnest payment. All funds will be deposited and held in the Iowa Land Sales trust account. Bidding is not contingent on buyer financing.
- Closing will occur on or before December 10th, 2021. Balance of purchase price payable in cash or guaranteed check at closing. Possession will be granted to the buyer at closing.
- All property is sold on an "As is, Where is" basis. No warranty or guaranty, either expressed or implied, is made by the auctioneer or seller. Sale is subject to all covenants, leases and easements of record. Conducting inspections and due diligence is the responsibility of each bidder and at their own risk. Announcements made on the day of the sale take precedence over previously printed information or oral statements.

_____
BIDDER'S SIGNATURE

Auction Terms & Announcements

Method: This property will be offered for sale as an individual tract. Iowa Land Sales and its representatives are acting as agents of the seller. Bidding increments will be solely at the discretion of the auctioneer.

Contract & Earnest Payment: A 10% earnest money payment is required on the day of the auction. Earnest payment may be paid in the form of cash or check. High bidder will enter into a real estate contract immediately upon the conclusion of the auction and deposit with Iowa Land Sales the required earnest payment. All funds will be deposited and held in the Iowa Land Sales trust account. Bidding not contingent on buyer financing. If the Buyer fails to fulfill the terms of the Purchase Agreement to be executed on the day of the sale, Seller may forfeit the Agreement, and all payments made by Buyer shall be forfeited, including earnest money.

Closing & Possession: Closing will occur on or about December 10th, 2021. Balance of purchase price payable in cash or guaranteed check at closing. Possession will be granted to the buyer at closing and the cropland will be available for the 2022 crop year.

Announcements: All property is sold on an "As is, Where is" basis. No warranty or guaranty, either expressed or implied, is made by the auctioneer or seller. Sale is subject to all covenants, leases and easements of record. Conducting inspections and due diligence is the responsibility of each bidder and at their own risk. Announcements made on the day of the sale take precedence over previously printed information or oral statements.

Disclaimer: Iowa Land Sales obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.