

# IOWA LAND SALES & FARM MANAGEMENT

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## MAHASKA COUNTY Simulcast Land Auction

### AUCTION DETAILS

Thursday, August 24, 2023 @ 10 a.m.

**Mahaska County ISU Extension Building**

212 North I Street

Oskaloosa, Iowa 52577

**Online Bidding Available**

**168**  
acres m/1

**1 PARCEL**



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[Tessa@IowaLandSales.com](mailto:Tessa@IowaLandSales.com)



## **168 acres m/1, Section 3, Jefferson Township**

### **Mahaska County, Iowa**

#### **Description**

168 acres m/1 of quality Mahaska County land, carrying a 78 CSR2 rating, is being offered for sale as an individual tract. The farm has been well maintained and includes a farmhouse and outbuildings with great views of the surrounding area. The sale represents a rare opportunity to purchase a century farm owned by the Eveland family since 1855.



## Property Information | 168 acres m/l

### **Legal Description**

*Mahaska County* – 168 acres m/l located in the NE ¼ of Section 3, Township 74 North, Range 17 West of the 5th P.M., Mahaska County, Iowa (Final Legal Description will be determined from abstract).

### **Possession**

Possession of the farm will be given at closing subject to the tenant’s rights under the 2023 farm lease. The 2023 farm lease will be terminated, and the property will be available for the 2024 crop year.

### **Corn Suitability Rating**

CSR2: 78.1 on Entire Farm per AgriData  
CSR2: 80.1 on Current Tillable per AgriData  
CSR2: 72.9 on Pasture per AgriData

### **FSA Data**

Farm Number: 731  
Tract Number: 350  
Cropland Acres: 121  
Corn Base Acres: 53.64  
Corn PLC Yield: 160 bu./acre  
Soybean Base Acres: 51.78  
Soybean PLC Yield: 45 bu./acre  
Oats Base Acres: 3.08  
Oats PLC Yield: 39 bu./acre  
2023 Farm Program Election: Corn, Soybeans, & Oats are enrolled under the ARC County farm program.



### **Estimated Net Taxes**

Taxes Payable 2023-2024: \$6,382  
Net Taxable Acres: 168  
Taxes per Net Acre: \$37.98

*\*Information is estimated pending reconstitution of farm by the Mahaska County FSA Office.*



## Property Information | 168 acres m/1

### *Farmstead*

Dwelling – 2820 Dover Avenue, Oskaloosa, Iowa 52557

1.5-story brick home with 1,550 square feet of living area built in 1937 with an enclosed porch. A 1-stall garage is located in the basement. Full Seller Disclosure of Property Conditions and accompanying documents regarding the dwelling are available upon request. The dwelling has received several upgrades in recent years, including central air conditioning throughout the entire home. Please contact Matt or Tessa to arrange a private showing of the home.

### Septic System

The septic tank has not been updated in recent years. Property is being sold, “As is, where is” and it will be the responsibility of the buyer to have the septic system brought up to code, if necessary, following an inspection by the Mahaska County Sanitarian.

### Water

The water for the house is supplied by Mahaska Rural Water.

### Electric

The electricity for the house and outbuildings is provided by MidAmerican Energy.

### LP Tank

There is a 500-gallon LP tank on the property that is leased from Allied Gas & Chemical in Oskaloosa.

### Outbuildings

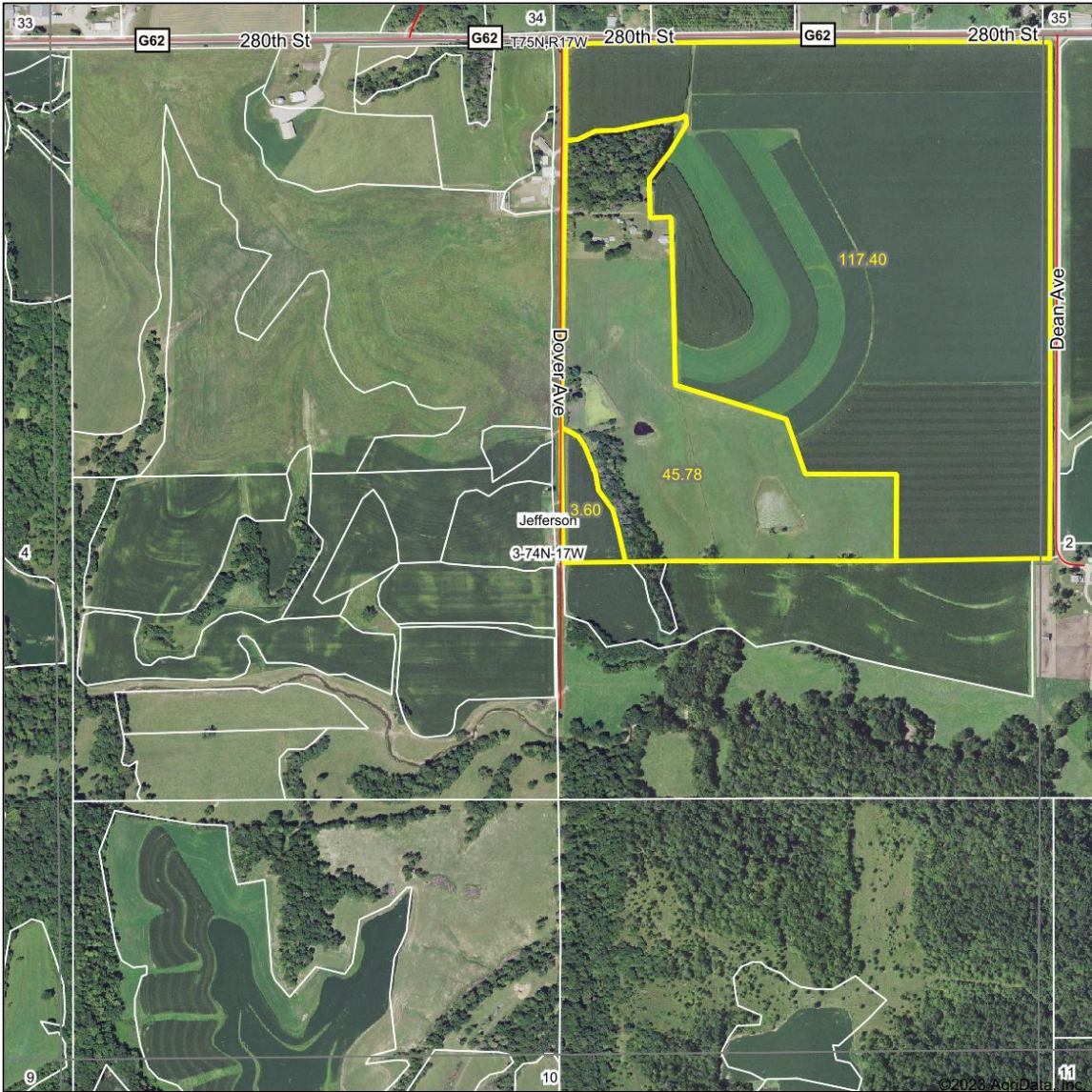
34' x 50' barn with a 20' x 34' lean-to on the east side built in 1903

28' x 32' corn crib built in 1949

24' x 40' pole barn built in 1918



# Aerial



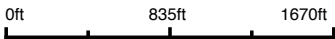
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Maps Provided By:  
**surety**<sup>®</sup>  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgrDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 41° 14' 28.13, -92° 48' 12.36

**3-74N-17W**  
**Mahaska County**  
**Iowa**





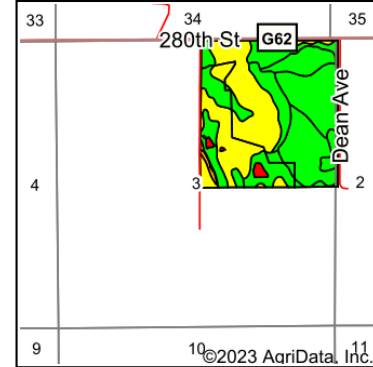
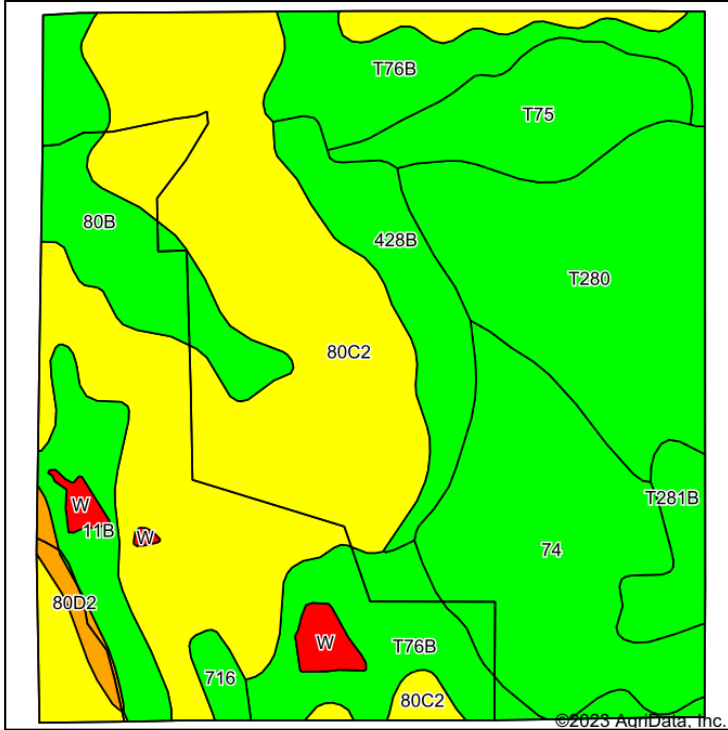
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## Total Soils Map



State: **Iowa**  
 County: **Mahaska**  
 Location: **3-74N-17W**  
 Township: **Jefferson**  
 Acres: **166.78**  
 Date: **5/18/2023**

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Soils data provided by USDA and NRCS.

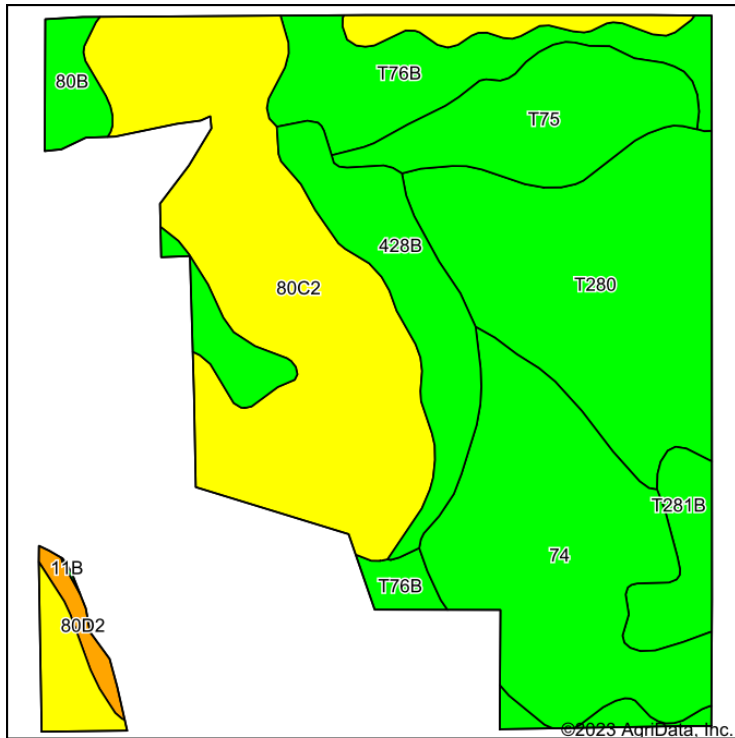
Area Symbol: IA123, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	57.36	34.4%		IIIe	69	63	61	
T280	Mahaska silty clay loam, terrace, 0 to 2 percent slopes	23.27	14.0%		Iw	94	95	77	
74	Rubio silt loam, 0 to 2 percent slopes	22.43	13.4%		IIlw	77	70	76	
T76B	Ladoga silt loam, terrace, 2 to 5 percent slopes	19.55	11.7%		Ile	86	87	79	
80B	Clinton silt loam, 2 to 5 percent slopes	10.45	6.3%		Ile	80	82	73	
T75	Givin silt loam, benches, 1 to 3 percent slopes	10.00	6.0%		Iw	80	85	83	
428B	Ely silty clay loam, 2 to 5 percent slopes	8.80	5.3%		Ile	88	88	82	
11B	Colo-Ely complex, 0 to 5 percent slopes	6.40	3.8%		IIlw	86	68	76	
T281B	Otley silty clay loam, terrace, 2 to 5 percent slopes	3.86	2.3%		Ile	91	92	76	
W	Water	1.93	1.2%			0	0		
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	1.49	0.9%		IIIe	46	59	57	
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	1.24	0.7%		IIlw	78		86	
<b>Weighted Average</b>						<b>*-</b>	<b>78.1</b>	<b>*-</b>	<b>*n 70.9</b>

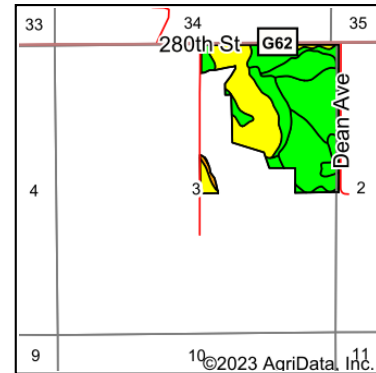
\*\*IA has updated the CSR values for each county to CSR2.  
 \*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.  
 \*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 \*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.  
 Soils data provided by USDA and NRCS.



## Current Tillable Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Mahaska**  
 Location: **3-74N-17W**  
 Township: **Jefferson**  
 Acres: **121**  
 Date: **5/18/2023**

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Maps Provided By:

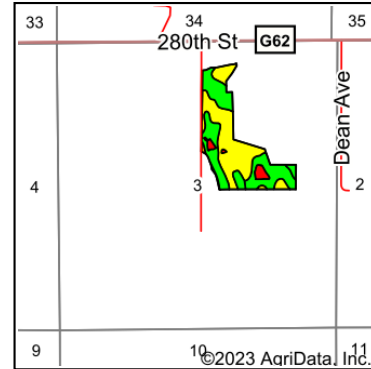
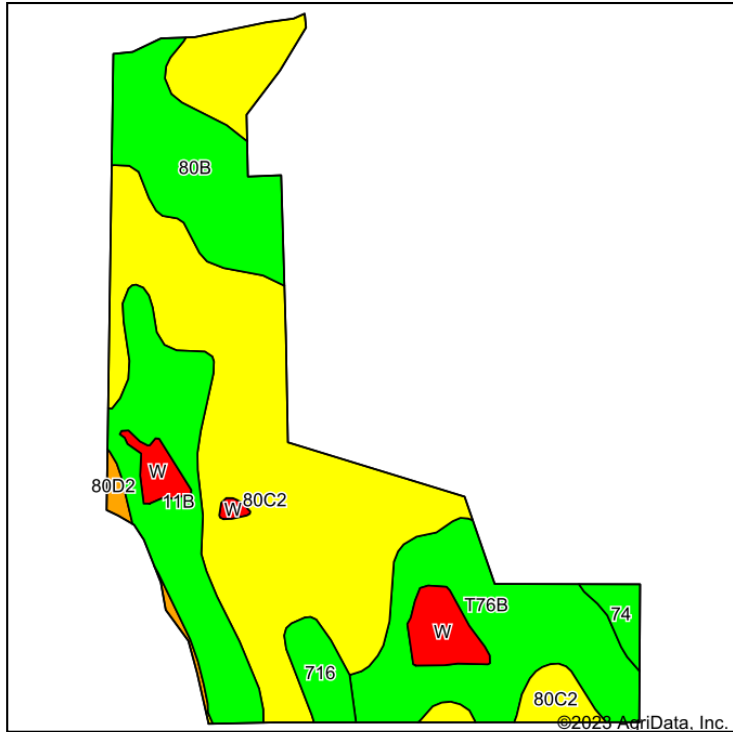


Area Symbol: IA123, Soil Area Version: 28									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	35.94	29.7%		Ille	69	63	61	
T280	Mahaska silty clay loam, terrace, 0 to 2 percent slopes	23.27	19.2%		Iw	94	95	77	
74	Rubio silt loam, 0 to 2 percent slopes	21.77	18.0%		Illw	77	70	76	
T76B	Ladoga silt loam, terrace, 2 to 5 percent slopes	11.63	9.6%		Ile	86	87	79	
T75	Givin silt loam, benches, 1 to 3 percent slopes	10.00	8.3%		Iw	80	85	83	
428B	Ely silty clay loam, 2 to 5 percent slopes	8.80	7.3%		Ile	88	88	82	
80B	Clinton silt loam, 2 to 5 percent slopes	4.66	3.9%		Ile	80	82	73	
T281B	Otley silty clay loam, terrace, 2 to 5 percent slopes	3.86	3.2%		Ile	91	92	76	
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	1.07	0.9%		Ille	46	59	57	
<b>Weighted Average</b>						<b>2.21</b>	<b>80.1</b>	<b>78</b>	<b>*n 72.8</b>

\*\*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.



## Pasture Soils Map



State: **Iowa**  
 County: **Mahaska**  
 Location: **3-74N-17W**  
 Township: **Jefferson**  
 Acres: **45.78**  
 Date: **5/18/2023**

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Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA123, Soil Area Version: 28									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	21.44	46.8%		IIIe	69	63	61	
T76B	Ladoga silt loam, terrace, 2 to 5 percent slopes	7.92	17.3%		Ile	86	87	79	
11B	Colo-Ely complex, 0 to 5 percent slopes	6.37	13.9%		IIw	86	68	76	
80B	Clinton silt loam, 2 to 5 percent slopes	5.79	12.6%		Ile	80	82	73	
W	Water	1.93	4.2%			0	0		
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	1.24	2.7%		IIw	78		86	
74	Rubio silt loam, 0 to 2 percent slopes	0.66	1.4%		IIIw	77	70	76	
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	0.43	0.9%		IIIe	46	59	57	
<b>Weighted Average</b>						<b>*-</b>	<b>72.9</b>	<b>*-</b>	<b>*n 66</b>

\*\*IA has updated the CSR values for each county to CSR2.

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.





# FSA Aerial



Mahaska County, Iowa



2023 Program Year  
Map Created March 30, 2023

ALL FIELDS NON IRRIGATED

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation

Tract Cropland Total: 121.00 acres

**Farm 731**  
**Tract 350**

**Compliance Provisions**  
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).

USDA is an equal opportunity provider, employer, and lender.



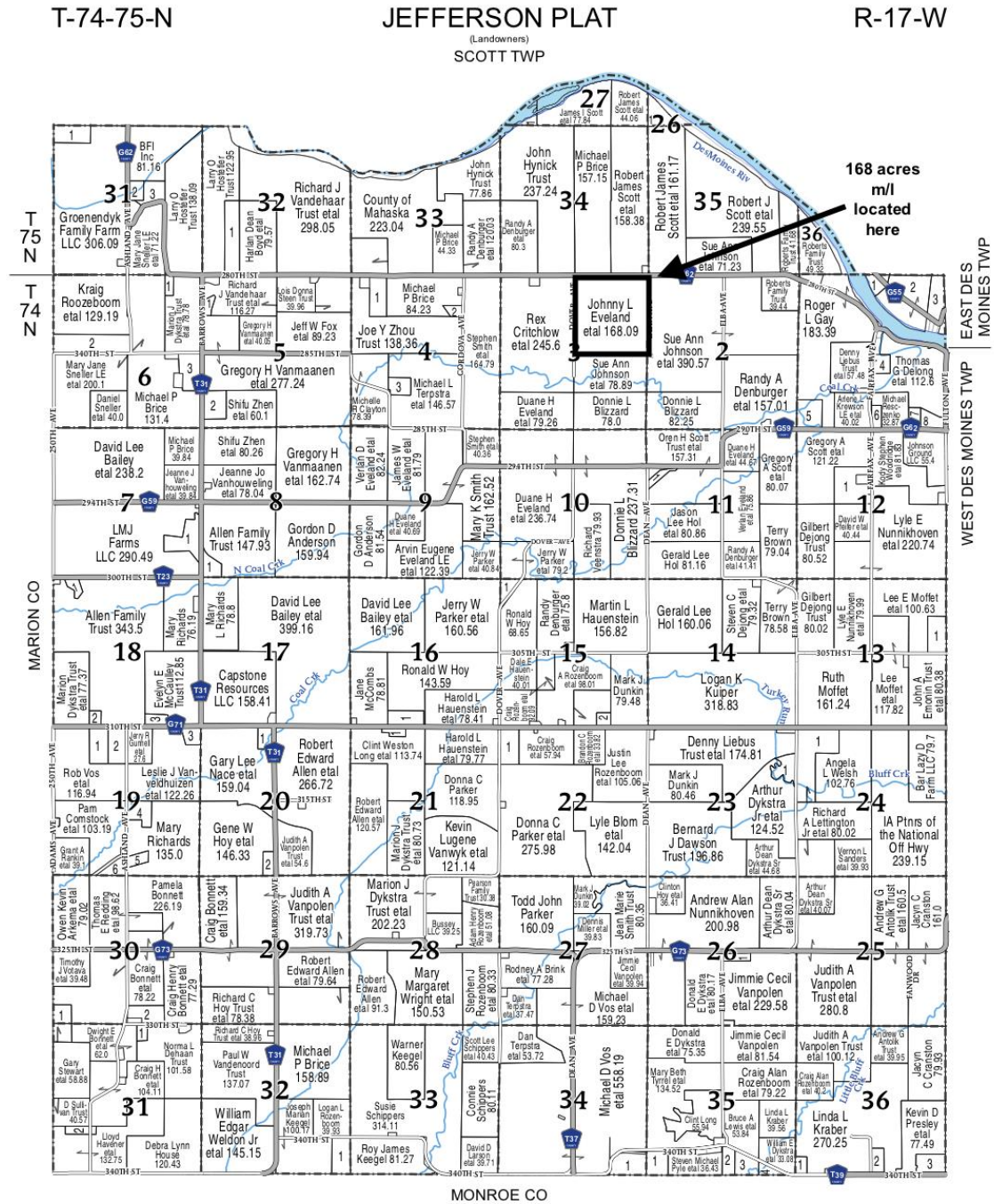
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## Plat Map





## Location Map





## 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 solely at discretion of the auctioneer. Seller reserves the right to reject any and all bids.

**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 is 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 October 19, 2023. Balance of purchase price payable in cash or guaranteed check at closing. Possession will be granted to the buyer at closing. The Purchase Agreement must be executed by the actual buyer or the legal representative of the Buyer on the day of the sale. In the event a potential Buyer cannot attend the auction, said Buyer can send a representative to the auction. Said representative must be registered with the Broker at least two (2) business days prior to the auction, along with a copy of a valid, signed Power of Attorney. Limited power of attorney forms are available upon request from the Broker. The Purchase Agreement cannot be assigned by Buyer without Seller's written consent.

**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.*

### To register and bid online:

<https://bid.iowalandsales.com/auctions>

Online bidding will begin Thursday, August 17<sup>th</sup> at 10 am. The live auction will begin at 10 am on Thursday, August 24<sup>th</sup>, 2023, and online bidding will be simultaneous, concluding at the end of the live auction.

**Online Bidding:** When using Iowa Land Sales & Farm Management's online auction platform, all bidders recognize that the Internet may be unpredictable in performance and may, become inoperative, hinder access, or have slow connection to the online auction platform. All bidders agree that Iowa Land Sales & Farm Management nor its affiliates, members, officers, agents, or contractors are, in any way, responsible for any interference, missed bids, failure of software, or connectivity issues the bidder may experience when utilizing the online auction platform. Iowa Land Sales & Farm Management reserves the right to extend, continue, or close bidding if deemed necessary.