

# IOWA LAND SALES & FARM MANAGEMENT

*experts in our fields.*

## POWESHIEK COUNTY Simulcast Land Auction

### AUCTION DETAILS

Thursday, November 16, 2023 @ 10 a.m.

**Montezuma Memorial Hall**

205 E Main St

Montezuma, IA 50171

**100**  
acres m/1

**1 PARCEL**



**Matt Mann**  
641-990-4016

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



**Vince Johnson**  
641-891-5326

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



**Jason Lowry**  
641-521-1160

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



**100 acres m/1, Section 20, Union Township**  
**Poweshiek County, Iowa**

**Description**

100 acres m/1 of quality Poweshiek County land is being offered for sale as an individual tract. The farm carries a 73.4 CSR2 rating, is located within Union township, includes onsite grain storage and has an open lease for the 2024 crop year.



## Property Information | 100 acres m/1

### ***Legal Description***

*Poweshiek County* – 100 acres m/1 located in the SW ¼ NE ¼, NW ¼ NE ¼ South of Center Line of Highway Except Lot 1, SE ¼ NW ¼, NE ¼ NW ¼ South of Center Line of Highway Except Lot 1 and Lot 1 of N ½ South of Center Line of Highway all in Section 20, Township 78 North, Range 15 West of the 5th P.M., Poweshiek County, Iowa, (Final Legal Description will be determined from abstract).



### ***Corn Suitability Rating***

CSR2: 73.4 on the Entire Farm per AgriData

### ***FSA Data***

Farm Number: 6831

Tract Number: 147

Cropland Acres: 90.86

Corn Base Acres: 51.57

Corn PLC Yield: 136 bu./acre

Soybean Base Acres: 21.7

Soybean PLC Yield: 52 bu./acre

2023 Farm Program Election: Corn and Soybeans are enrolled under the ARC County farm program.

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



## Property Information | 100 acres m/1

### ***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 has been terminated, and the property will be available for the 2024 crop year.

### ***Estimated Net Taxes***

Taxes Payable 2023-2024: \$2,986

Net Taxable Acres: 100

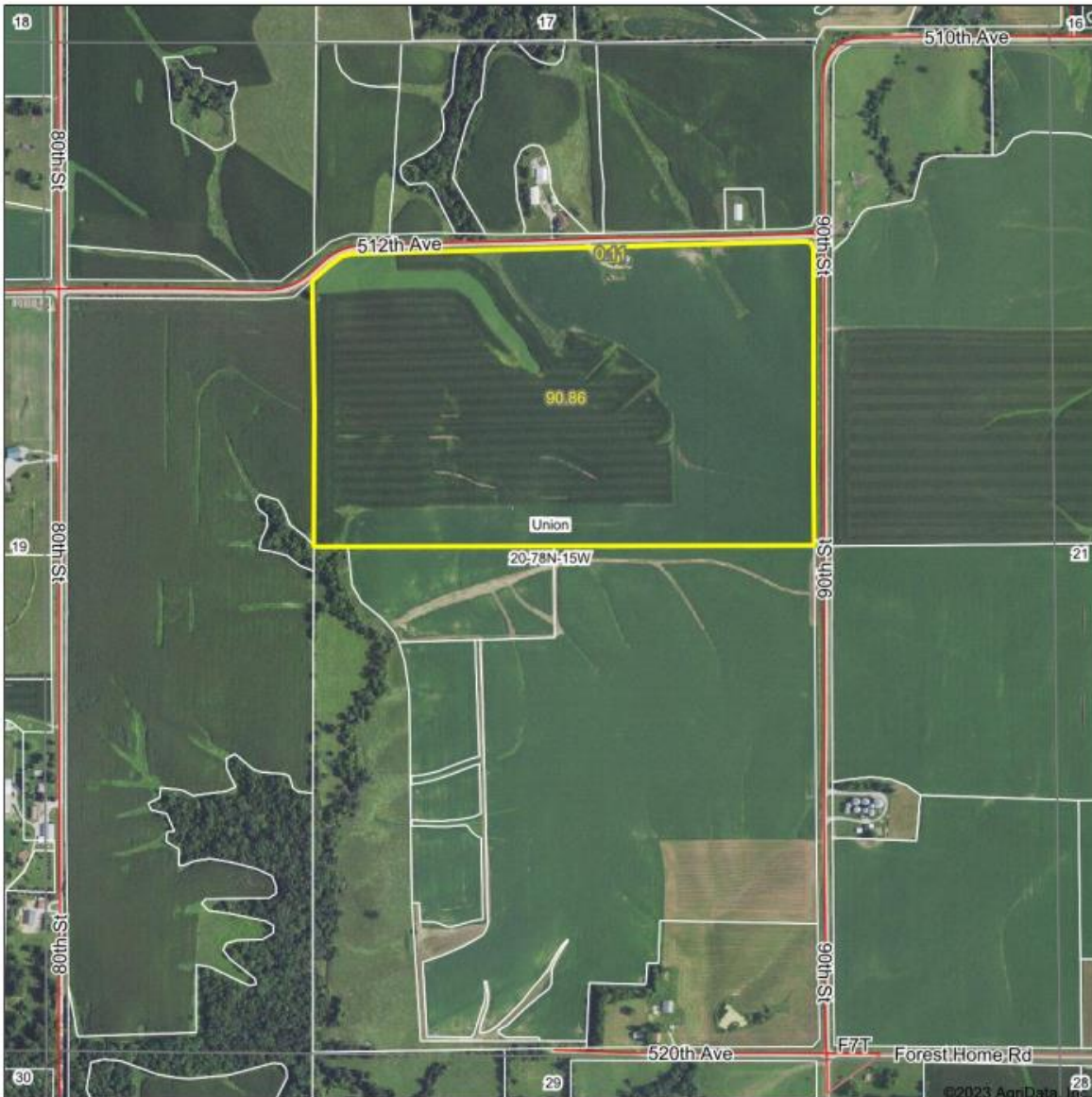
Taxes per Net Acre: \$29.86

### ***Grain Bin***

- 21-foot Grain Bin: 5,000 bu of storage with floor, stirrator, fan and 8 inch unloading auger.
- 2 20x30 harvesters: 6,000 bu of storage each with floor and fan.
- 30-foot Grain Bin: 16,000 bu of storage with floor, fan, spreader and 9 inch unloading auger.
- Seller will have possession of the grain bins to remove commodities stored until April 1<sup>st</sup>, 2024.



## Aerial



**IOWA**  
**LAND SALES**  
& FARM MANAGEMENT  
*experts in our fields.*

Made Possible By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© Agr-Data, Inc. 2023 www.Agr-Data.com

Boundary Center: 41° 32' 50.77, -92° 36' 50.22

**20-78N-15W**  
**Poweshiek County**  
**Iowa**

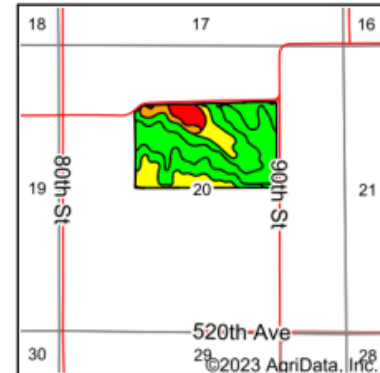
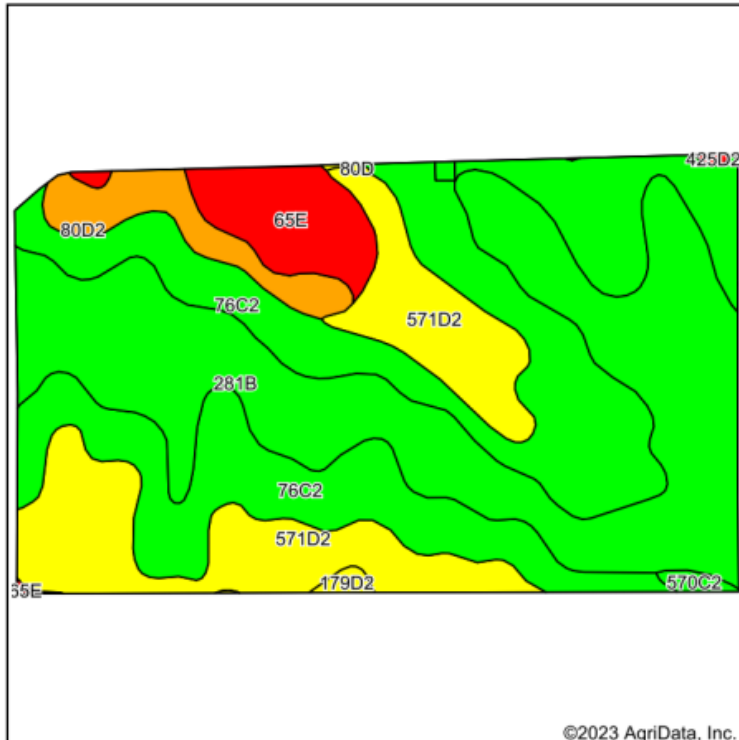
0ft 808ft 1616ft

©2023 Agr-Data, Inc.

8/31/2023



## Soils Map



State: **Iowa**  
 County: **Poweshiek**  
 Location: **20-78N-15W**  
 Township: **Union**  
 Acres: **90.97**  
 Date: **8/31/2023**

**IOWA**  
**LAND SALES**  
 & FARM MANAGEMENT  
*experts in our fields.*

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA157, 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	34.43	37.8%	IIIe	IIIe	75	66	67	
281B	Otley silty clay loam, 2 to 5 percent slopes	31.01	34.1%	IIe	IIe	91	91	76	
571D2	Hedrick silty clay loam, 9 to 14 percent slopes, moderately eroded	16.08	17.7%	IIIe	IIIe	56	53	69	
65E	Lindley loam, 14 to 18 percent slopes	4.83	5.3%	VIe	VIe	31	30	57	
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	3.76	4.1%	IIIe	IIIe	46	52	57	
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.37	0.4%	IIIe	IIIe	72	68	72	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.32	0.4%	IVe	IVe	51	43	57	
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	0.09	0.1%	IVe	IVe	8	5	44	
80D	Clinton silt loam, 9 to 14 percent slopes	0.08	0.1%	IIIe	IIIe	51	57	67	
<b>Weighted Average</b>						<b>2.82</b>	<b>73.4</b>	<b>69.6</b>	<b>*n 69.4</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.



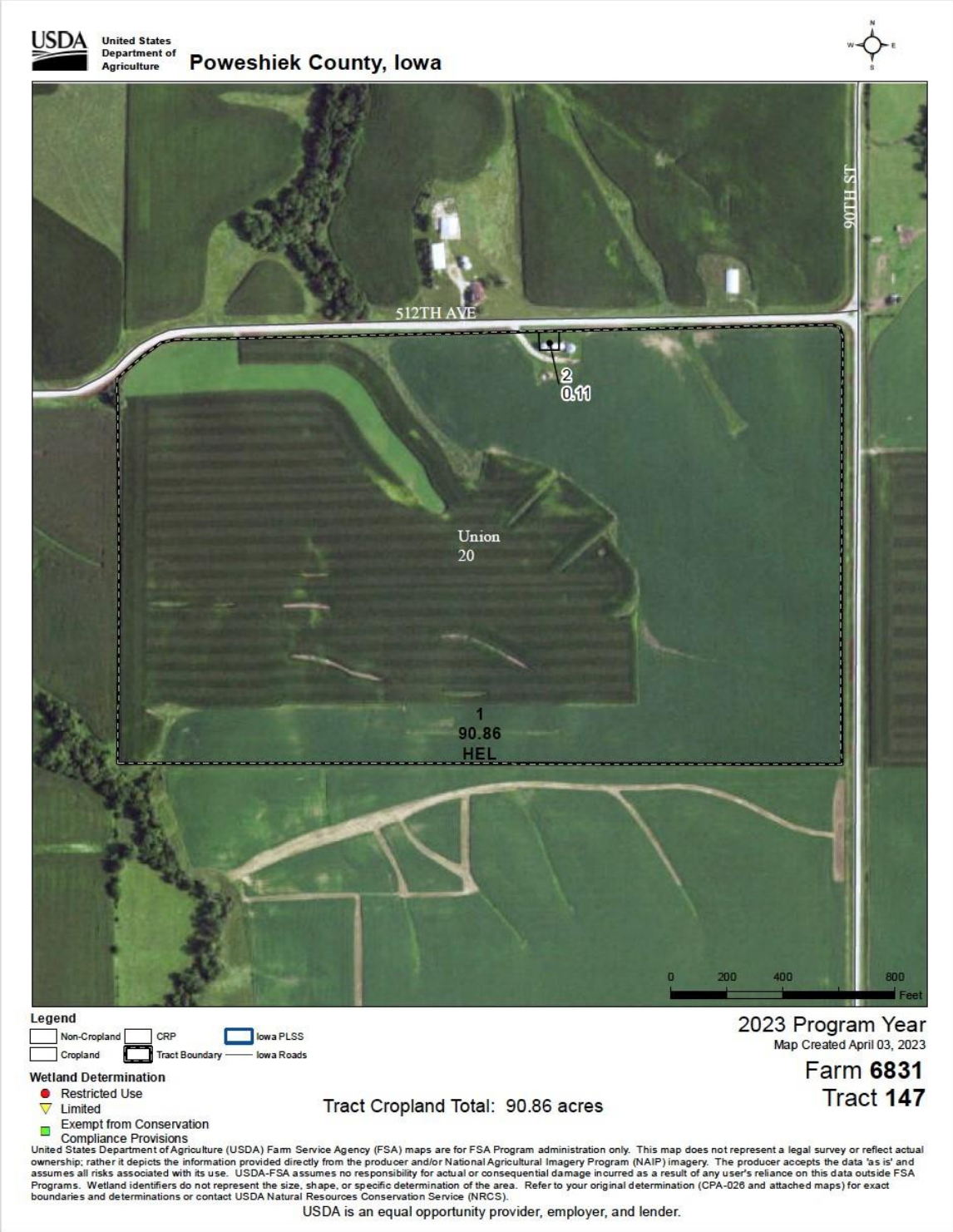
# IOWA

## LAND SALES

### & FARM MANAGEMENT

experts in our fields.

## FSA Aerial





# IOWA

## LAND SALES

### & FARM MANAGEMENT

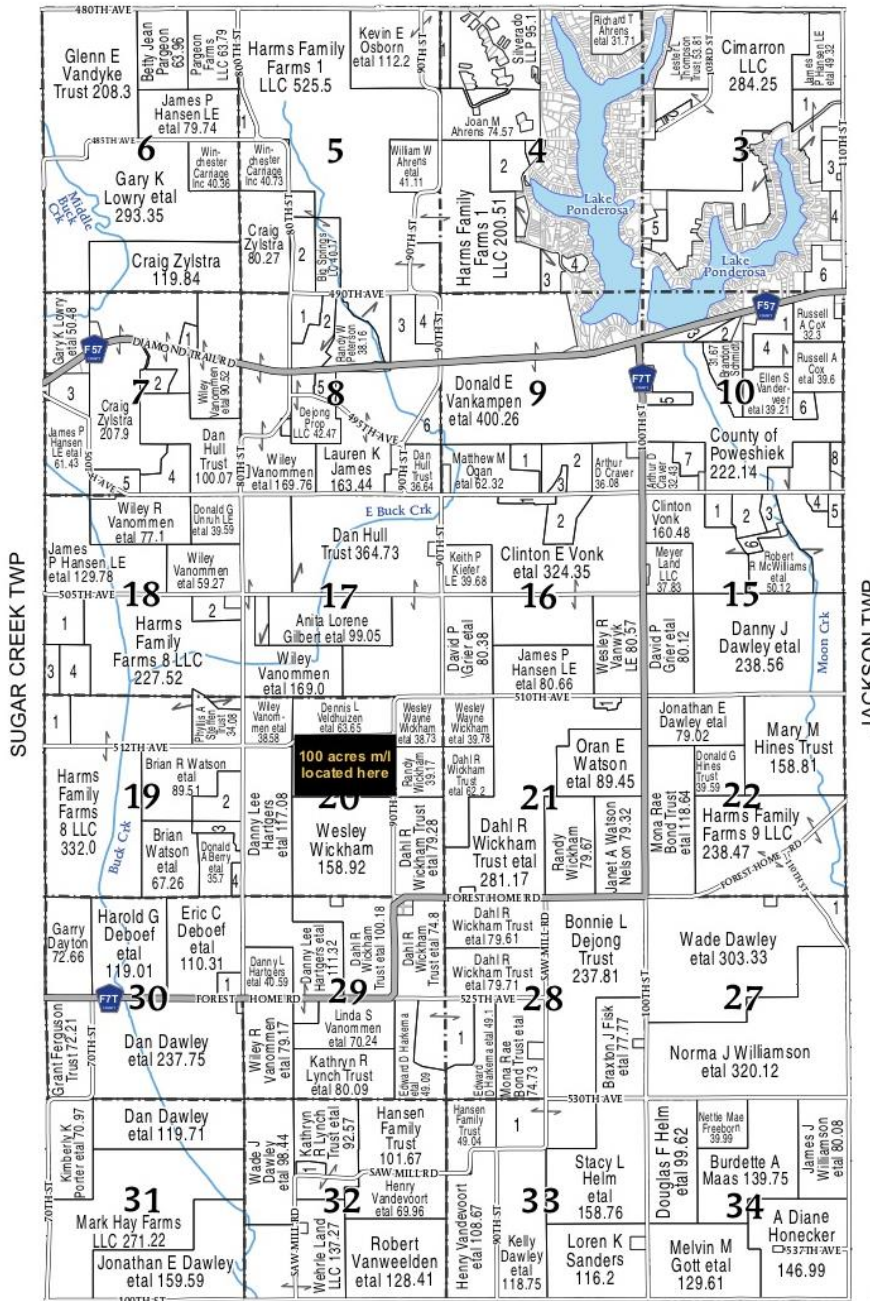
experts in our fields.

## Plat Map

T-78-N UNION PLAT R-15-W

(Landowners)

PLEASANT TWP



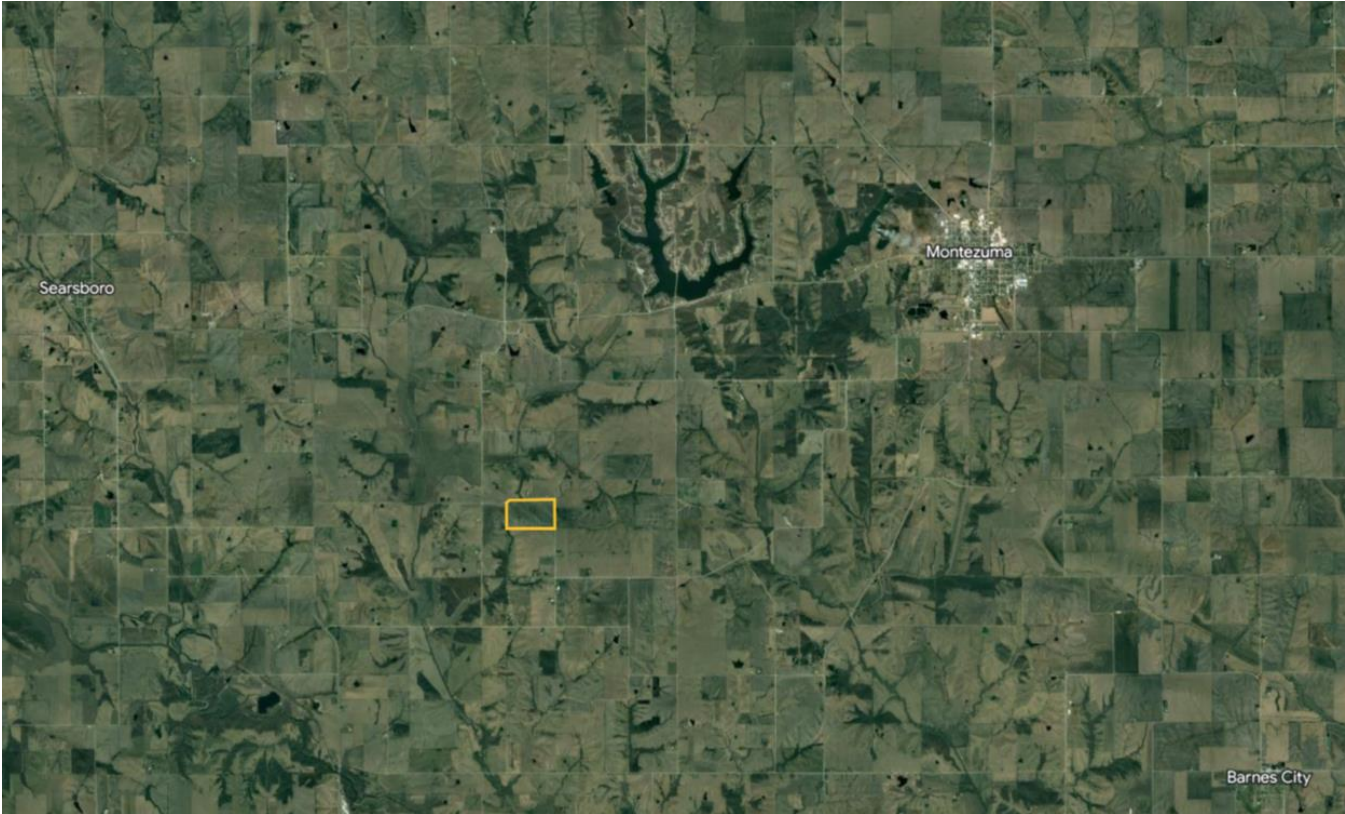
MAHASKA CO





**IOWA**  
**LAND SALES**  
**& FARM MANAGEMENT**  
*experts in our fields.*

## 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 check. High bidder will enter 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 December 15<sup>th</sup>, 2023. Balance of purchase price payable in 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, November 9<sup>th</sup>, at 1:00 pm. The live auction will begin at 10 am on Thursday, November 16<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.