

IOWA LAND SALES & FARM MANAGEMENT

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MAHASKA COUNTY

Online Only Land Auction

AUCTION DETAILS

Online Bidding:

Opens: Thursday, March 21, 2024, @ 10 a.m.

Closes: Thursday, March 28, 2024, @ 11 a.m.

107
acres m/1

1 PARCEL



Matt Mann
641-990-4016

Matt@IowaLandSales.com



Vince Johnson
641-891-5326

Vince@IowaLandSales.com



Tessa Geiger
641-295-6027

Tessa@IowaLandSales.com



107 acres m/1, Section 30, Pleasant Grove Township

Description

107 acres m/1 of Mahaska County land being offered for sale as an individual parcel. This combination farm offers several opportunities, with half being made up of cropland and the balance consisting of grassland & timber. This parcel is located along the North Skunk River 7 miles southwest of Barnes City. The cropland is leased for the 2024 crop year with the cash rent being prorated to closing.



Property Information | 107 acres m/1

Legal Description

Mahaska County – 107 acres m/1 Part Parcel A located in the NW ¼ of the SW ¼, the NE ¼ of the SW ¼, the SE ¼ of the SW ¼, and the SW ¼ of the SW ¼ all in Section 30, Township 77 North, Range 14 West of the 5th P.M., Mahaska County, Iowa (Final Legal Description to be determined from survey).

Estimated Net Taxes

Taxes Payable 2023-2024: \$1,978.00
Net Taxable Acres: 107
Taxes per Net Acre: \$18.48

Corn Suitability Rating

CSR2: 55.6 on Entire Farm per AgriData.
CSR2: 81.2 on Cropland per AgriData.

Possession

Possession of the farm will be given at closing subject to the tenant's rights under the 2024 Farm Lease. The 64.5 acres of cropland is leased for the 2024 crop year at \$300 per acre, or \$19,350.00 total. The 2024 cash rent will be prorated to closing using March 1, 2024, through February 28, 2025, as the crop year.

Access

Please refer to the Survey to view the placement of the ingress-egress access easement.



FSA Data

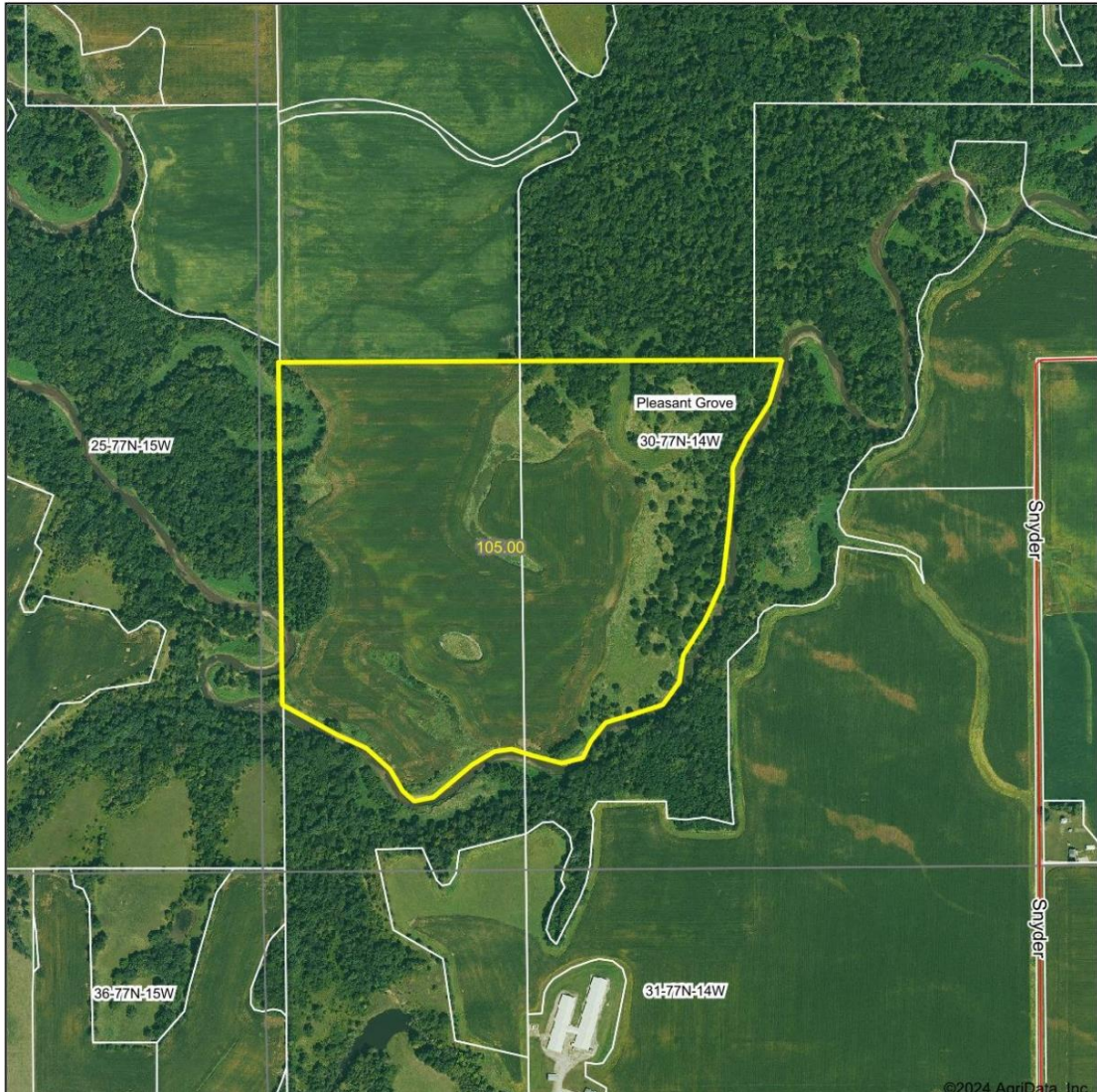
Farm Number: 5939 & 5942
Tract Number: 7386 & 7384
Cropland Acres: 55.8
Corn Base Acres: 5.87
Corn PLC Yield: 142 bu./acre
Soybean Base Acres: 3.04
Soybean PLC Yield: 46 bu./acre
2024 Farm Program Election: Corn & Soybeans are enrolled under the ARC-Individual farm program.

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



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Aerial



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

Boundary Center: 41° 26' 29.27, -92° 31' 19.66

30-77N-14W
Mahaska County
Iowa

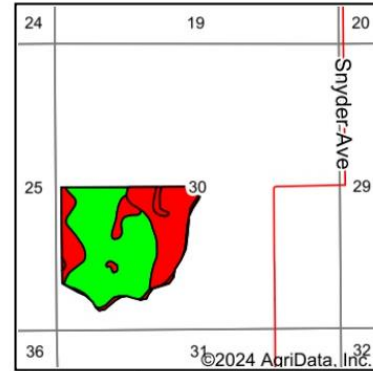
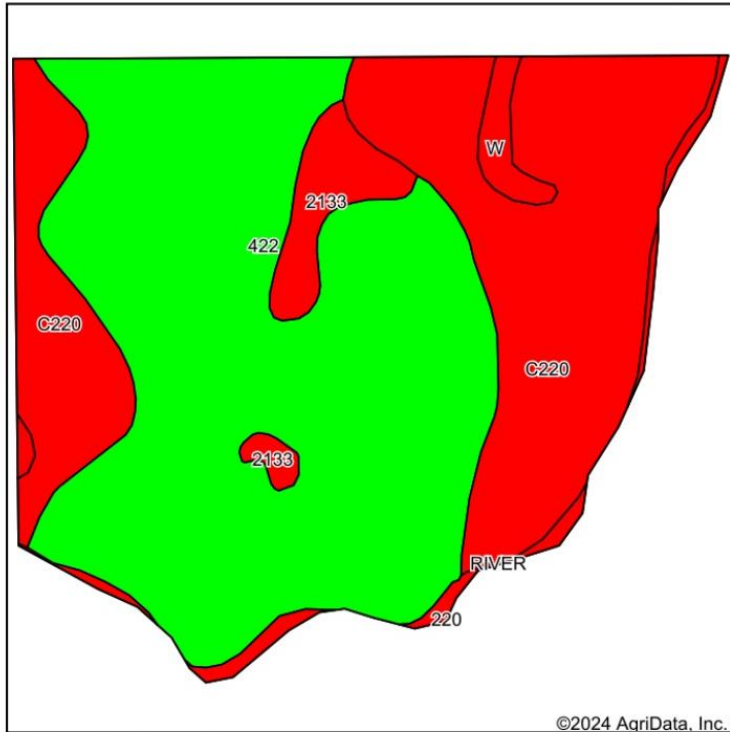
0ft 809ft 1619ft



3/1/2024



Soils Map



State: Iowa
 County: Mahaska
 Location: 30-77N-14W
 Township: Pleasant Grove
 Acres: 105
 Date: 3/1/2024

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Maps Provided By:



Soils data provided by USDA and NRCS.

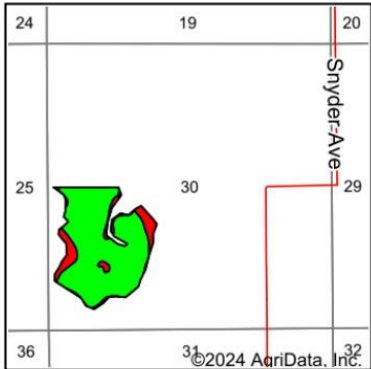
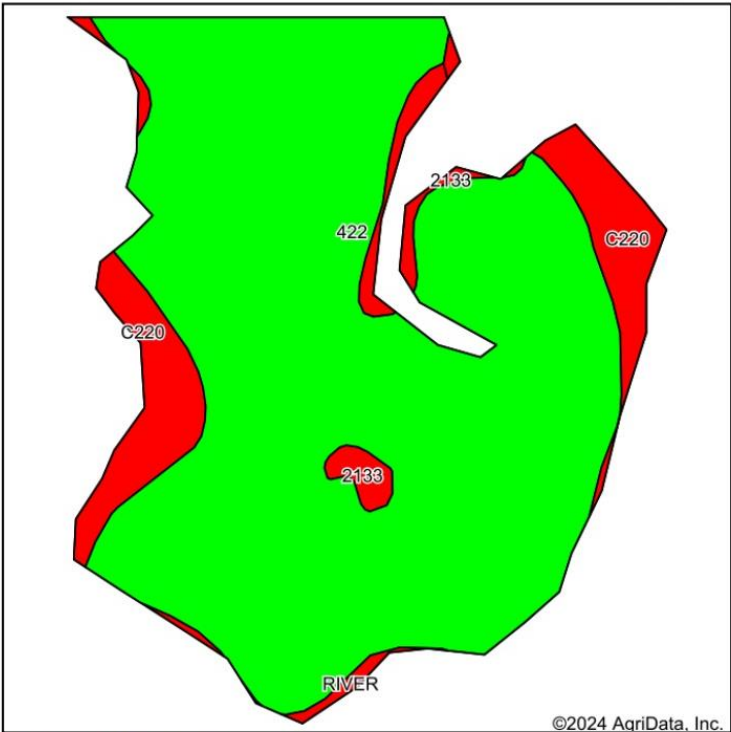
Area Symbol: IA123, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
422	Amana silty clay loam, 0 to 2 percent slopes	59.82	57.0%		llw	92	85	87	
C220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, channeled, frequently flooded	36.90	35.1%		Vw	5	5	3	
2133	Colo silty clay loam, 0 to 2 percent slopes, ponded, occasionally flooded	4.33	4.1%		Vw	35		10	
RIVER	Water, rivers and streams	2.45	2.3%			0			
W	Water	1.50	1.4%			0	0		
Weighted Average						*-	55.6	*-	*n 51

**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.



Tillable Soils Map



State: Iowa
 County: Mahaska
 Location: 30-77N-14W
 Township: Pleasant Grove
 Acres: 66.3
 Date: 2/27/2024



Soils data provided by USDA and NRCS.

Area Symbol: IA123, Soil Area Version: 29										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans		
422	Amana silty clay loam, 0 to 2 percent slopes	57.44	86.6%		Ilw	92	85	87		
C220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, channeled, frequently flooded	6.63	10.0%		Vw	5	5	3		
2133	Colo silty clay loam, 0 to 2 percent slopes, ponded, occasionally flooded	1.82	2.7%		Vw	35		10		
RIVER	Water, rivers and streams	0.41	0.6%			0				
Weighted Average						*-	81.2	*-	*n 75.9	

**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.



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FSA Aerial



2024 Program Year
 Map Created December 01, 2023

ALL FIELDS NON IRRIGATED

Tract Cropland Total: 55.80 acres

Farm 5939
 Tract 7384

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- 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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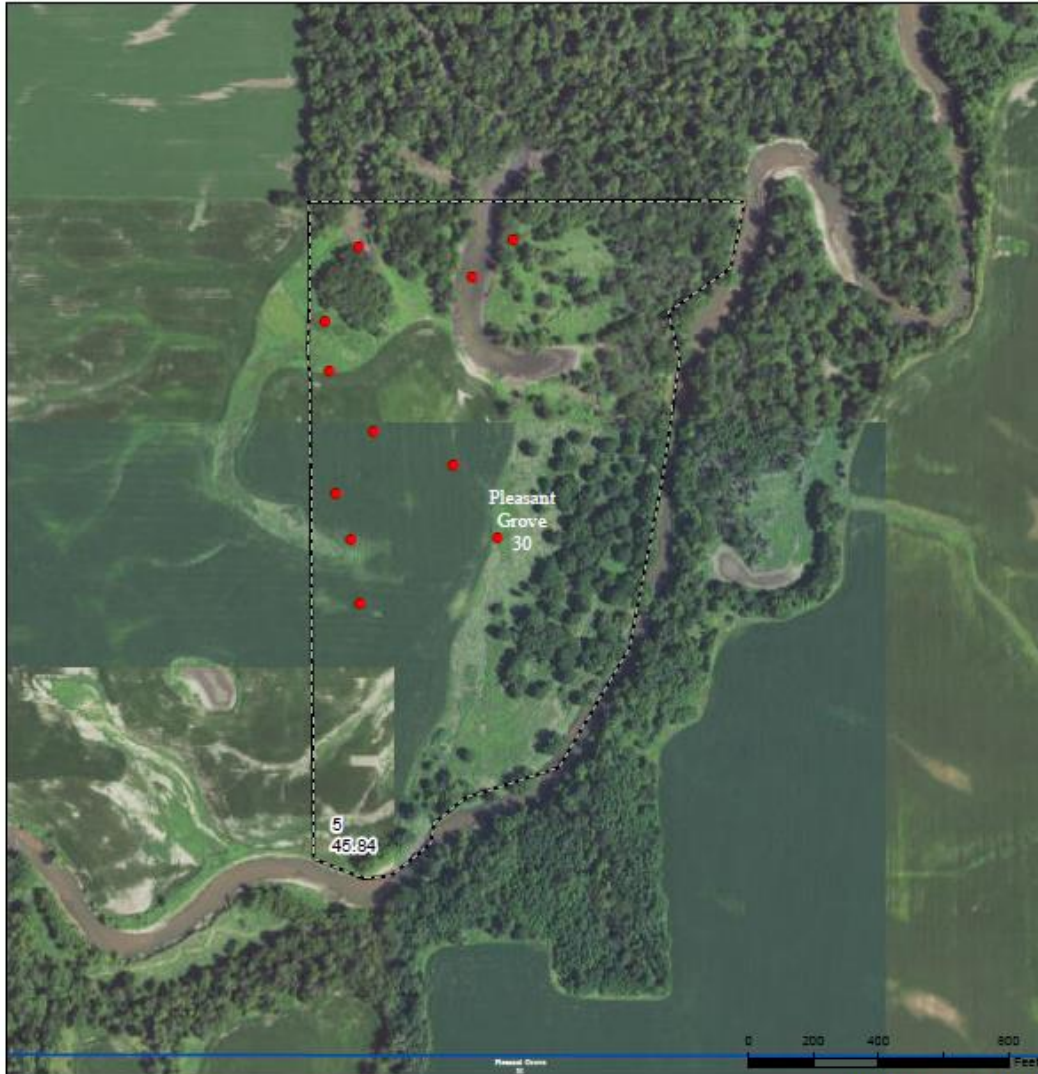
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FSA Aerial



Mahaska County, Iowa



2024 Program Year
Map Created December 01, 2023

ALL FIELDS NON IRRIGATED

Farm **5942**
Tract **7386**

Tract Cropland Total: 0.00 acres

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

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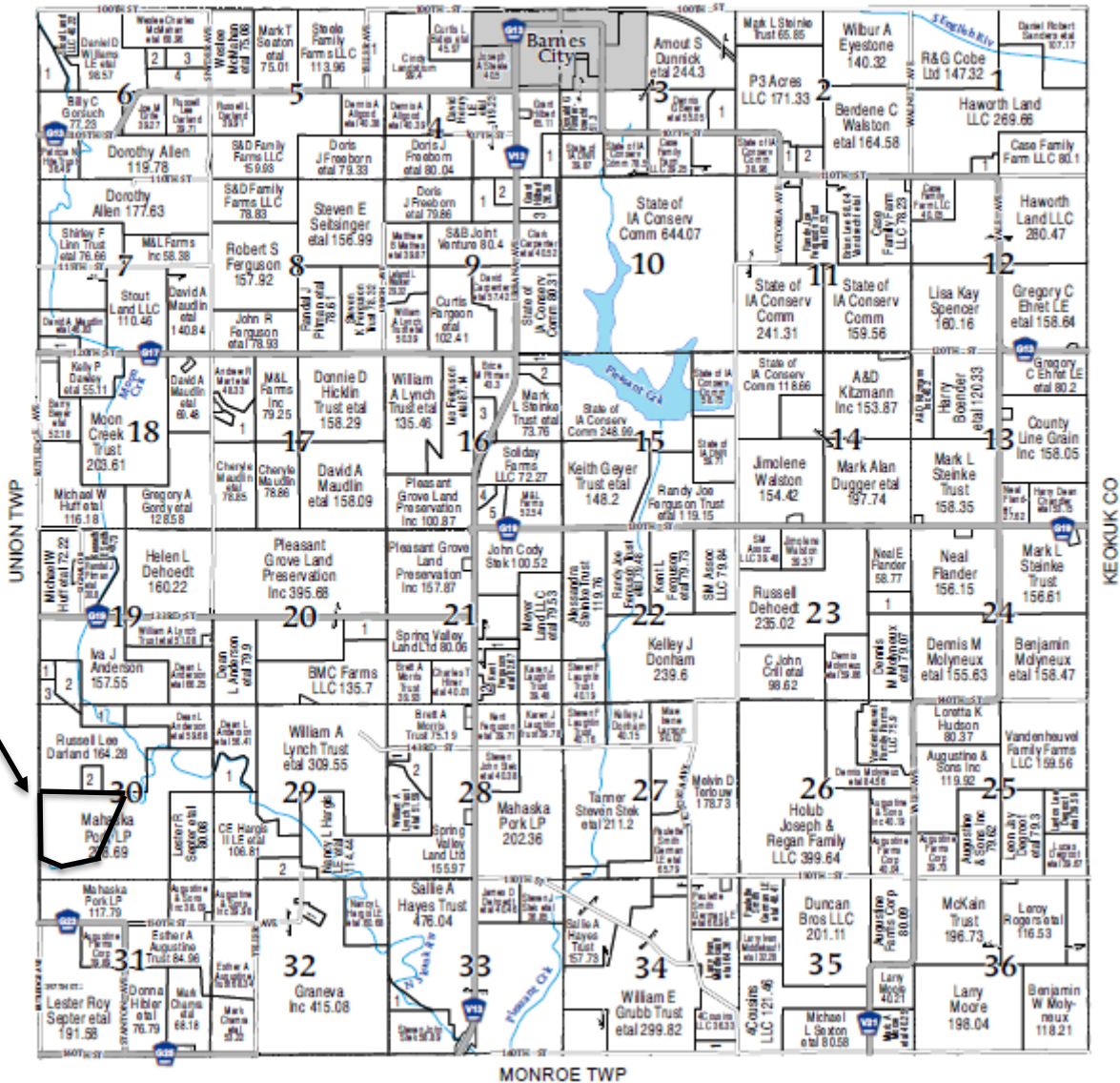
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Plat Map | Pleasant Grove Township


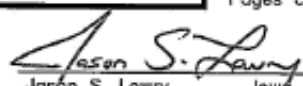
T-77-N PLEASANT GROVE PLAT R-14-W

(Landowners)



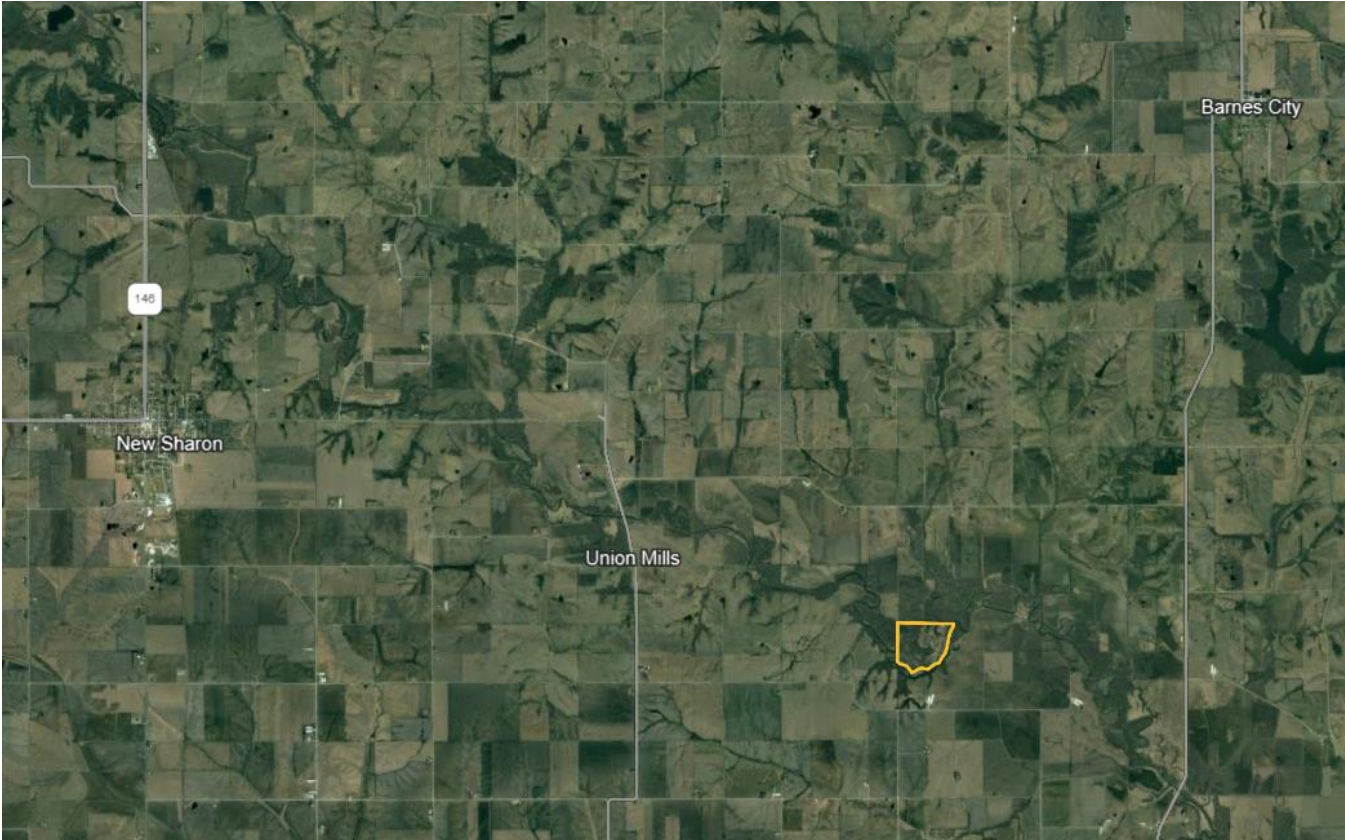


Survey

<p>PLAT OF SURVEY SW 1/4, SEC. 30, T-77N, R-14W MAHASKA COUNTY, IOWA</p> <p>(SEE PAGE 2 FOR GRAPHICAL REPRESENTATION OF THIS PLAT OF SURVEY)</p>		
<p><u>DESCRIPTION OF PARCEL - A</u></p> <p>That part of the Southwest Quarter of Section 30, Township 77 North, Range 14 West of the Fifth Principal Meridian, Mahaska County, Iowa, described as follows:</p> <p>Beginning at the Northwest Corner of the said Southwest Quarter said Section 30; thence on an assumed bearing of South 89 degrees 53 minutes 44 seconds East 2585.21 feet along the north line of said Southwest Quarter to the Center of said Section 30; thence South 18 degrees 32 minutes 40 seconds West 650.50 feet; thence South 09 degrees 17 minutes 11 seconds West 714.33 feet; thence South 31 degrees 25 minutes 29 seconds West 517.32 feet; thence South 61 degrees 41 minutes 01 seconds West 391.94 feet; thence South 51 degrees 53 minutes 17 seconds West 282.97 feet; thence North 80 degrees 28 minutes 02 seconds West 359.71 feet; thence South 59 degrees 33 minutes 30 seconds West 456.46 feet; thence North 48 degrees 55 minutes 33 seconds West 437.35 feet; thence North 62 degrees 34 minutes 39 seconds West 383.92 feet to the west line of the said Southwest Quarter; thence North 00 degrees 12 minutes 55 seconds West 1835.95 feet along said west line to the point of beginning.</p> <p>Said tract contains 107.02 acres.</p>		
<p><u>PERMANENT ACCESS EASEMENT DESCRIPTION</u></p> <p>A 30 feet wide permanent access easement description for ingress and egress, and lying east of the following described line:</p> <p>Commencing at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of Section 19, Township 77 North, Range 14 West of the Fifth Principal Meridian, Mahaska County, Iowa; thence South 00 degrees 02 minutes 18 seconds East 33.00 feet along the west line of said Northwest Quarter of the Southwest Quarter to the point of beginning of said permanent 30 feet wide access easement; thence South 00 degrees 02 minutes 18 seconds East 1284.61 feet along said west line to the Northwest Corner of the Southwest Quarter of the Southwest Quarter of said Section 19; thence South 00 degrees 02 minutes 18 seconds East 1317.61 feet along the west line of the Southwest Quarter of the Southwest Quarter of said Section 19 to the Southwest Corner Section 19; thence South 00 degrees 02 minutes 18 seconds East 2644.37 feet along the west line of the Northwest Quarter of Section 30 to the Southwest Corner of said Northwest Quarter and to the terminus of said permanent 30 feet wide access easement.</p>		
<p>MEASURED DISTANCE/BEARING - (M) RECORDED DISTANCE/BEARING -- (R)</p> <p><u>MONUMENTS</u></p> <p>▲ - found sec. cor. (pipe, stone, etc.)</p> <p>● - set - 5/8" x 18" rebar with pink plastic cap P.L.S. 22291</p> <p>○ - no monument found or set</p> <p>■ - found lot cor. (5/8" yel. plastic capped rebar, P.L.S. #19960, unless otherwise noted)</p>		<p>I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.</p> <p>My license renewal date is 12/31/2023</p> <p>Pages covered by this seal: 1 - 2</p> <p style="text-align: center;">  Jason S. Lowry Iowa Lic. No. 22291 1/26/22 Date </p>
<p>LOWRY LAND SERVICES, L.L.C. 752 DIAMOND TRAIL RD., SEARSBORO, IOWA 50242, 641-521-1160</p>		
<p>PROJ. NO. 0722-3 DATE OF SURVEY: 01/24/22 PAGE 1</p>		



Location Map





Online Auction Terms & Announcements

Method: This property will be offered for sale as an individual tract using a timed online-only auction. Iowa Land Sales and its representatives are acting as agents of the seller. Seller reserves the right to reject any and all bids. If a bid is placed with less than 3 minutes left, the time on the auction will extend another 3 minutes. This procedure will continue until no bids are placed within the last 3 minutes of the auction. Bidding will be based on price per acre times the 107 acres being sold.

Contract & Earnest Payment: A 10% earnest money payment is required on the day the bidding closes. Earnest payment may be paid in the form of check or wire transfer. 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. The contract will be signed through email or electronic document signature. 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 May 16, 2024. Balance of purchase price payable in cash or guaranteed check at closing. 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 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>

Timed Online bidding will begin Thursday, March 21st, 2024, at 10 am and will end at 11 am on Thursday, March 28th, 2024.

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.