

# IOWA LAND SALES & FARM MANAGEMENT

*experts in our fields.*

## MAHASKA COUNTY Online Only Auction

### AUCTION DETAILS

Online Bidding:

Opens: Thursday, May 9, 2024, @ 10 a.m.

Closes: Thursday, May 16, 2024, @ 11 a.m.

13  
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)



Tessa Geiger  
641-295-6027

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



## **13 acres m/1, Barnes City, Iowa**

### **Description**

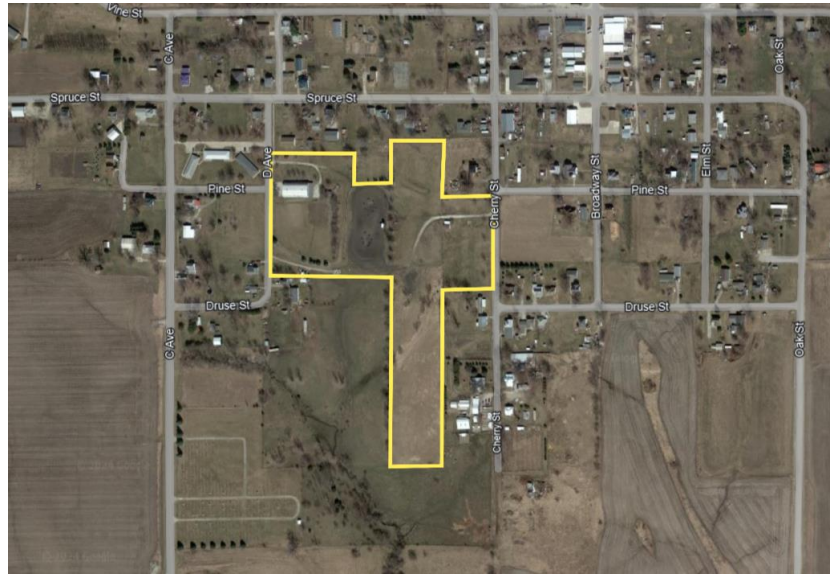
One-of-a-kind opportunity located in Barnes City, Iowa. 13 acres m/1 with a heated 6,324 square feet Quonset building with kitchen, bathrooms, and stage. Used primarily for dances, auctions, and community activities. Endless possibilities with this property, including Figure 8 racing, boat and camper storage, building sites, tillable and pasture opportunities, grain or machinery storage, barndominium, and the list goes on. All current items on the grounds are to be included with the sale except for the fire department vehicle and new playground equipment located within the Quonset.



## Property Information | 13 acres m/1

### ***Legal Description***

*Mahaska County* – 13 acres m/1 located in Lots Eight through Fifteen (8, 9, 10, 11, 12, 13, 14, 15); Lot Fifty-seven (57), except the North 57.03 feet thereof, and the South 52.97 Feet of Lot 7, all in Riggs and Hicks Addition to the Town of Barnes City, Iowa, Lot Thirty-eight (38) of the East Half of the Northeast Quarter of Section Four, Township Seventy-seven, Range Fourteen West of the 5th P.M., Lot H of the East Half of the Northeast Quarter of Section Four, Township Seventy-seven, Range Fourteen, as shown by the Auditor's Plat of record in Plat Book 8, page 181, Mahaska County, Iowa, except the North 150 feet thereof; and EXCEPT Parcel A of Lot H according the Plat of Survey thereof, recorded in Book 6 on Page 207.



### ***Property Address***

600 D, Barnes City, Iowa 50027

### ***Utilities***

There is water, sewer, and electricity on site. The city sewer chopping station is south of the property where the easement is located, per Parcel B. The survey showing the location of Parcel B is available on the website for review.

### ***Possession***

Possession of the property will be given at closing.

### ***Real Estate Taxes***

The property is currently tax exempt. However, new owner will be subject to paying real estate taxes on the assessed value of the land and structures.

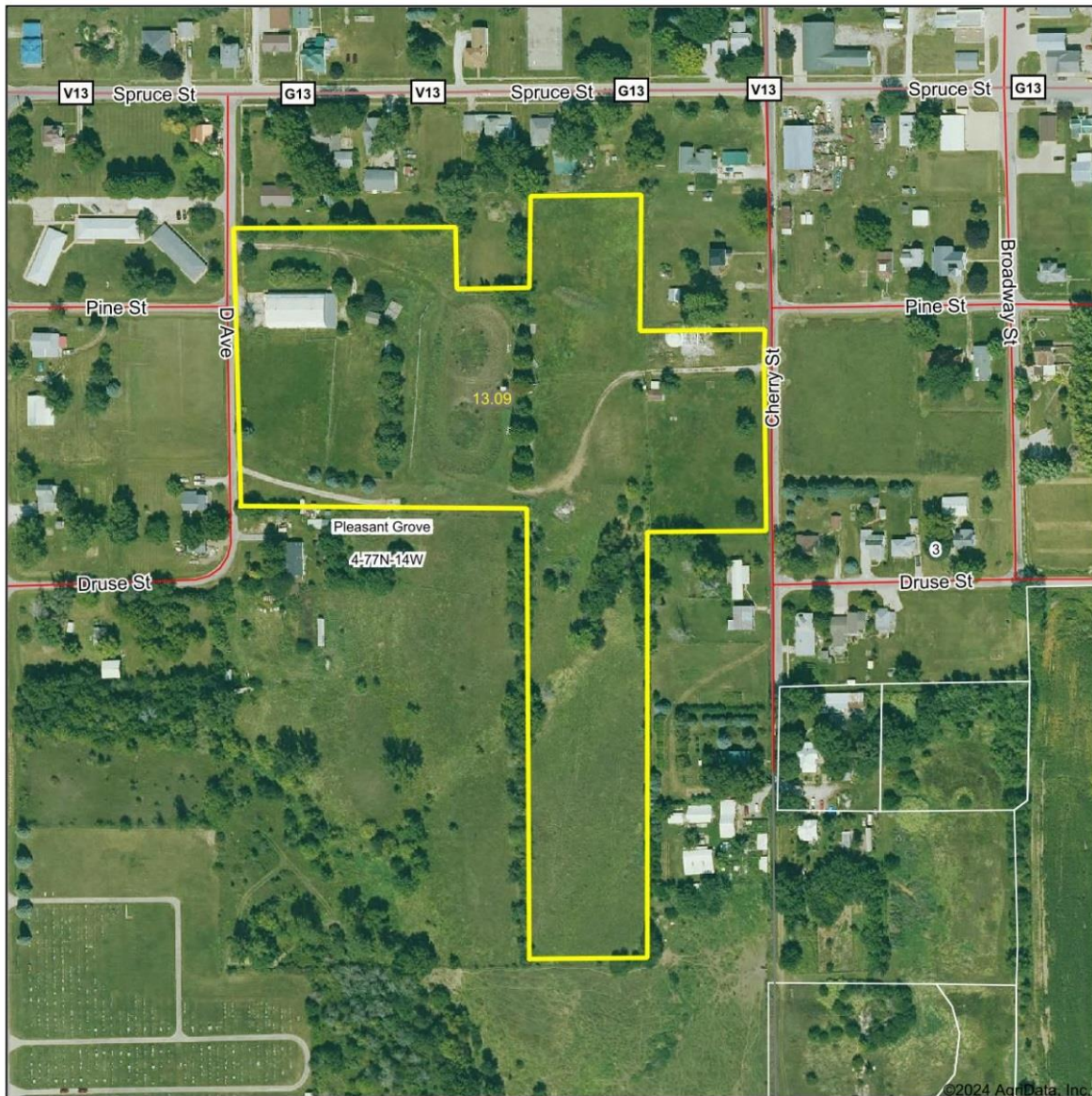




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## Aerial



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LAND SALES  
& FARM MANAGEMENT  
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 41° 30' 21, -92° 28' 17.37

4-77N-14W  
Mahaska County  
Iowa

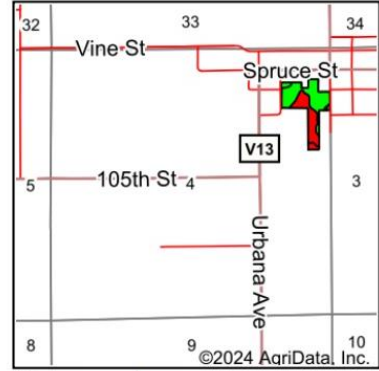
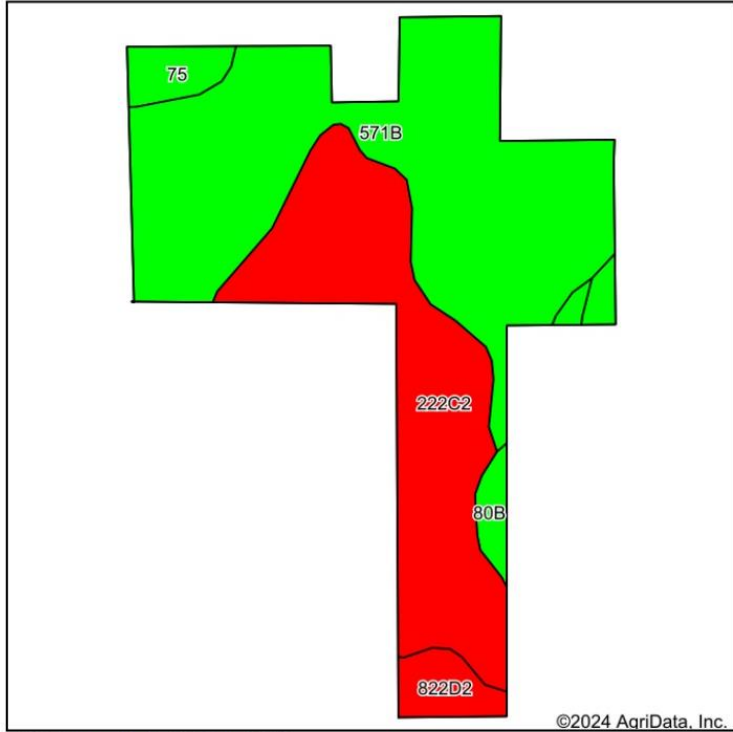
0ft 270ft 539ft



4/16/2024



# Soils Map



State: Iowa  
 County: Mahaska  
 Location: 4-77N-14W  
 Township: Pleasant Grove  
 Acres: 13.09  
 Date: 4/16/2024



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	
571B	Hedrick silt loam, 2 to 5 percent slopes	7.22	55.2%	Green	Ile	85	82	87	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.51	34.5%	Red	IVw	38	25	52	
75	Givin silt loam, 1 to 3 percent slopes	0.56	4.3%	Green	Ile	80	85	83	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	0.48	3.7%	Red	IVe	12	18	46	
80B	Clinton silt loam, 2 to 5 percent slopes	0.32	2.4%	Green	Ile	80	82	73	
<b>Weighted Average</b>						<b>2.76</b>	<b>65.8</b>	<b>60.1</b>	<b>*n 72.9</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

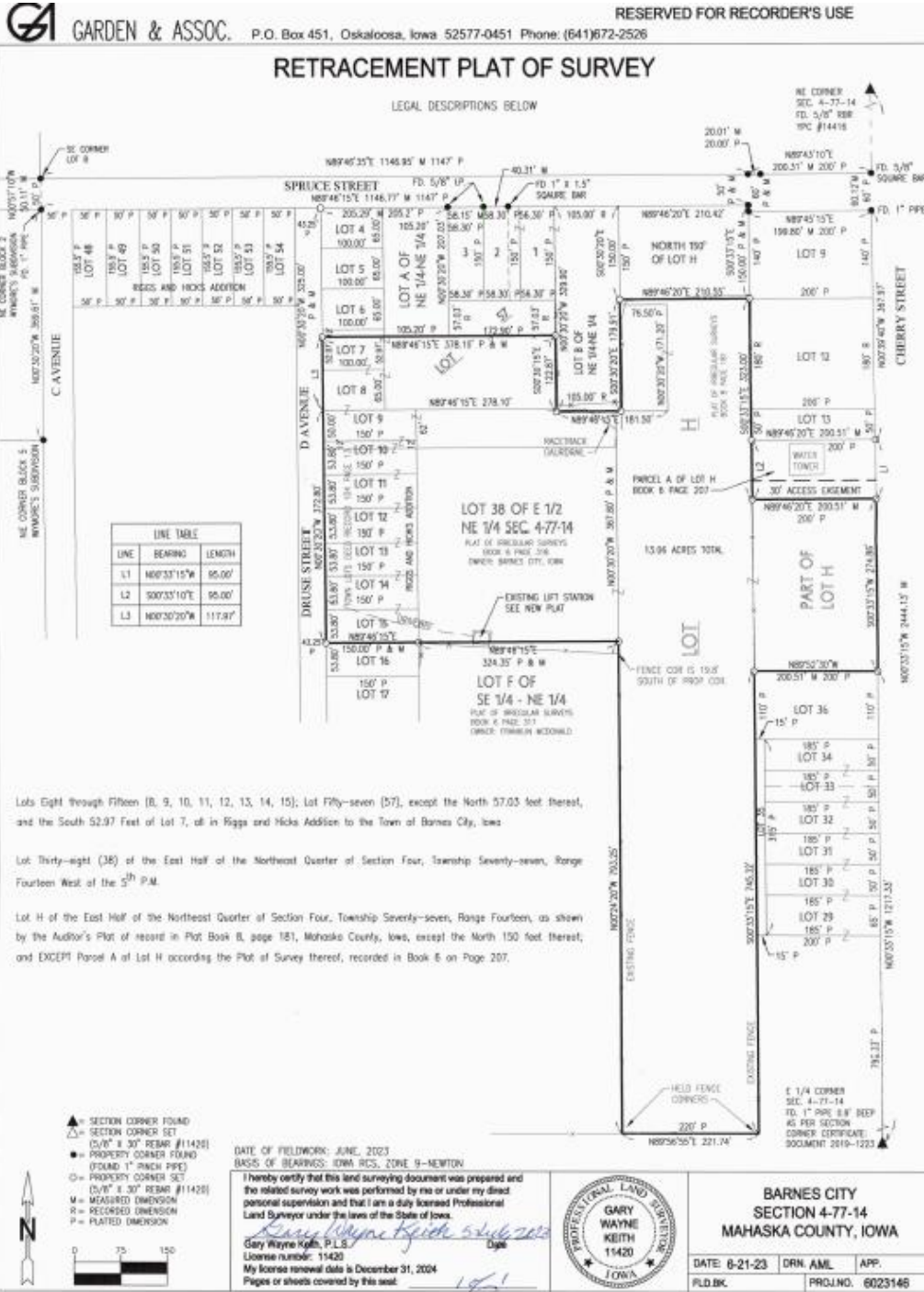




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## Survey





### 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 13 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 June 13, 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 on Thursday, May 9, 2024, at 10 am and will end at 11 am on Thursday, May 16<sup>th</sup>, 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.