

# IOWA LAND SALES & FARM MANAGEMENT

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## MAHASKA COUNTY Simulcast Land Auction

### AUCTION DETAILS

Thursday, September 5, 2024 @ 10 a.m.

**Mahaska County ISU Extension Building**

212 North I Street

Oskaloosa, Iowa 52577

**Online Bidding Available**

**91.21**  
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)



## **91.21 acres m/1, Section 29 & 30, Garfield Township Mahaska County, Iowa**

### **Description**

91.21 acres m/1 of Mahaska County land being offered for sale as an individual tract. This is an exceptional farm, with an 85.5 CSR2, located 4 miles southwest of Oskaloosa. This parcel has been well maintained and the farm will be available for the 2025 crop year. This sale offers a unique opportunity to purchase a highly tillable farm in Mahaska County.



## Property Information | 91.21 acres m/1

### ***Legal Description***

*Mahaska County* – 91.21 acres m/1 in the W 1/2 of the SW 1/4 of Section 29 and the SE 1/4 of the SE 1/4 of Section 30, except that part lying North of old Railroad Right of Way; (EXCEPT Parcel A as recorded in Book 2024, Page 1667 in the Mahaska County, Iowa, Recorder's Office. Said tract contains 91.21 acres and is subject to a Mahaska County Highway Easement over the northerly 0.57 acres thereof.) all in Township 75 North, Range 16 West of the 5th P.M., Mahaska County, Iowa. (Final Legal Description will be determined from the abstract.)



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

Taxes Payable 2023-2024: \$3,242.00

### ***Possession***

Possession of the farm will be given at closing subject to the tenant’s rights under the 2024 farm lease. The existing farm lease will be terminated, and the cropland will be available for the 2025 crop year.

### ***FSA Data***

Farm Number: 6148

Tract Number: 7556

Cropland Acres: 81.82

Corn Base Acres: 66.43

Corn PLC Yield: 154 bu./acre

Oats Base Acres: 13.25

Oats PLC Yield: 48 bu./acre

2024 Farm Program Election: Corn and Soybeans are enrolled under the ARC County farm program.

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

CSR2: 85.5 on the Entire Farm per AgriData

CSR2: 86.6 on the Cropland per AgriData

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





# Aerial



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Maps Provided By  
  
© AgriData, Inc. 2023 www.AgrIDataInc.com

Boundary Center: 41° 16' 1.13, -92° 44' 12.83

**29-75N-16W**  
**Mahaska County**  
**Iowa**

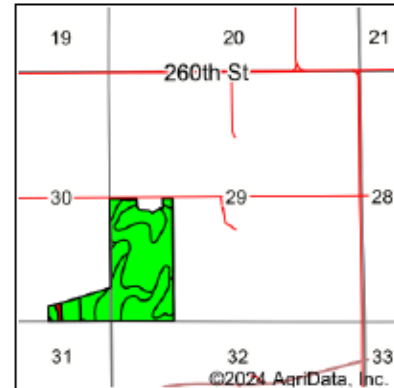
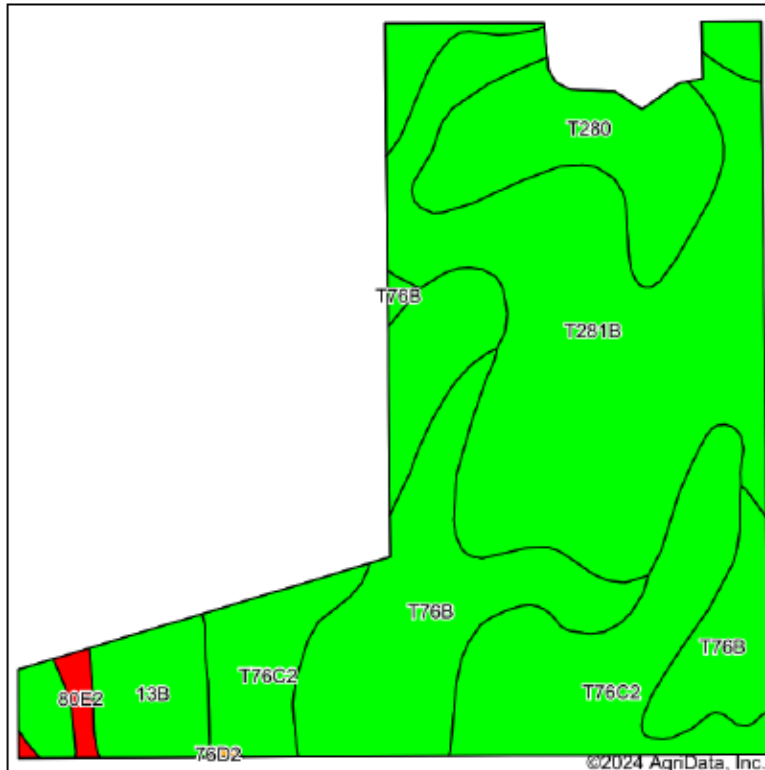


5/14/2024

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



## Soils Map



State: Iowa  
 County: Mahaska  
 Location: 29-75N-16W  
 Township: Garfield  
 Acres: 91.42  
 Date: 5/14/2024

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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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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 <sup>c</sup>	CSR2 <sup>**</sup>	CSR	<sup>n</sup> NCCPI Soybeans	
T281B	Otley silty clay loam, terrace, 2 to 5 percent slopes	32.93	36.0%		Ile	91	92	77	
T76C2	Ladoga silt loam, terrace, 5 to 9 percent slopes, eroded	23.80	26.0%		IIle	77	72	67	
T76B	Ladoga silt loam, terrace, 2 to 5 percent slopes	19.89	21.8%		Ile	88	87	78	
T280	Mahaska silty clay loam, terrace, 0 to 2 percent slopes	9.73	10.6%		Iw	94	95	78	
13B	Nodaway-Vesser silt loams, 2 to 5 percent slopes	4.18	4.6%		IIw	79	63	82	
80E2	Clinton silt loam, 14 to 18 percent slopes, eroded	0.84	0.9%		IVe	35	43	55	
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	0.06	0.1%		IIle	49	58	62	
<b>Weighted Average</b>						<b>2.17</b>	<b>85.5</b>	<b>84.2</b>	<sup>n</sup> <b>74.7</b>

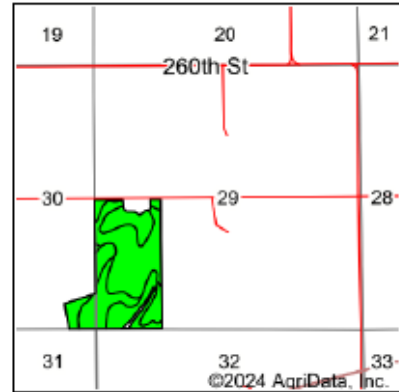
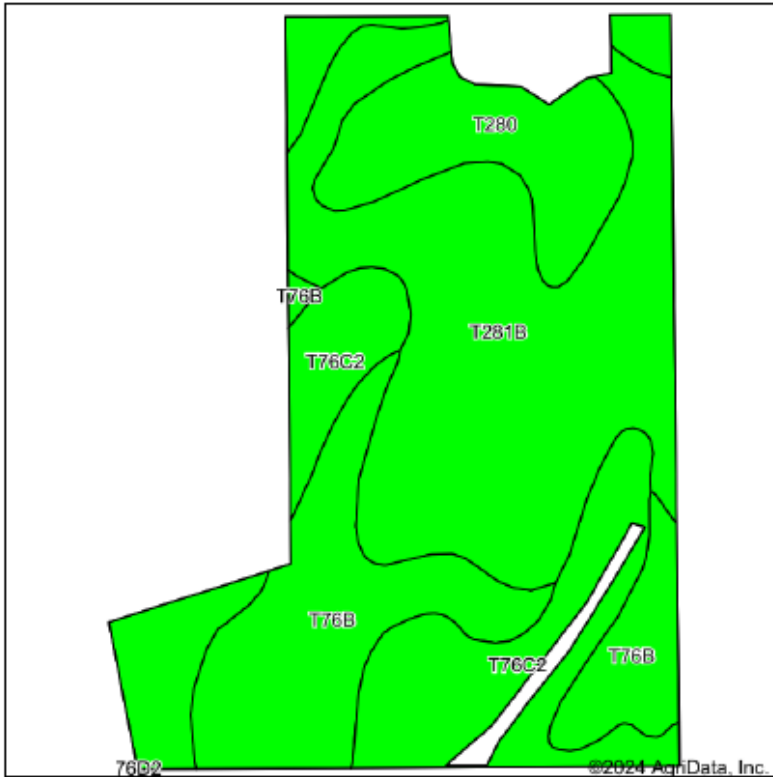
<sup>\*\*</sup>IA has updated the CSR values for each county to CSR2.

<sup>n</sup>: The aggregation method is "Weighted Average using all components"

<sup>c</sup>: Using Capabilities Class Dominant Condition Aggregation Method



# Cropland Soils Map



State: Iowa  
 County: Mahaska  
 Location: 29-75N-16W  
 Township: Garfield  
 Acres: 83.01  
 Date: 5/14/2024

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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	
T281B	Otley silty clay loam, terrace, 2 to 5 percent slopes	32.93	39.7%		Ile	91	92	77	
T76C2	Ladoga silt loam, terrace, 5 to 9 percent slopes, eroded	21.76	26.2%		IIle	77	72	67	
T76B	Ladoga silt loam, terrace, 2 to 5 percent slopes	18.60	22.4%		Ile	88	87	78	
T280	Mahaska silty clay loam, terrace, 0 to 2 percent slopes	9.73	11.7%		Iw	94	95	78	
<b>Weighted Average</b>						<b>2.15</b>	<b>86.6</b>	<b>86</b>	<b>*n 74.7</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

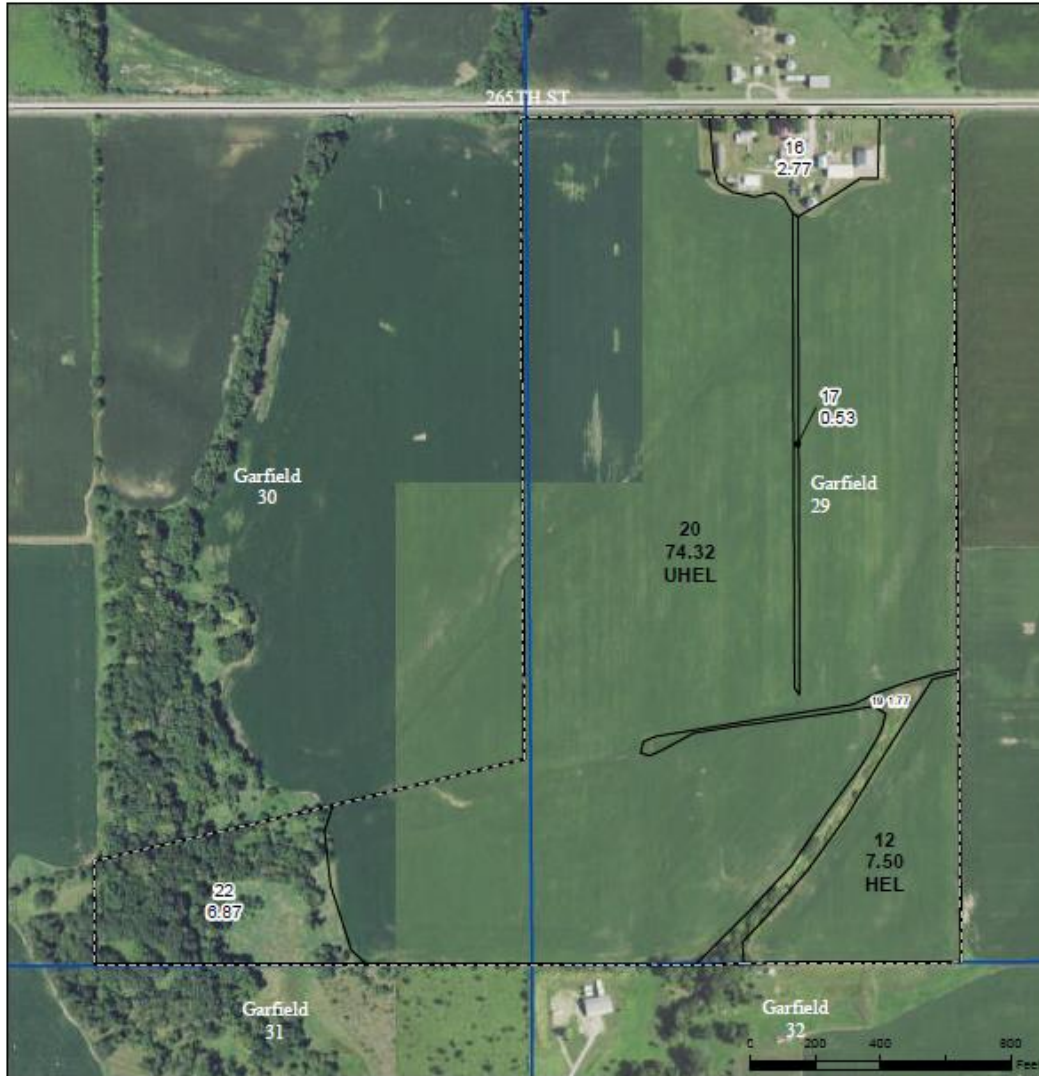




# FSA Aerial



Mahaska County, Iowa



2024 Program Year

Map Created June 13, 2024

Farm 6148

Tract 7556

ALL FIELDS NON IRRIGATED

Tract Cropland Total: 81.82 acres

**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.



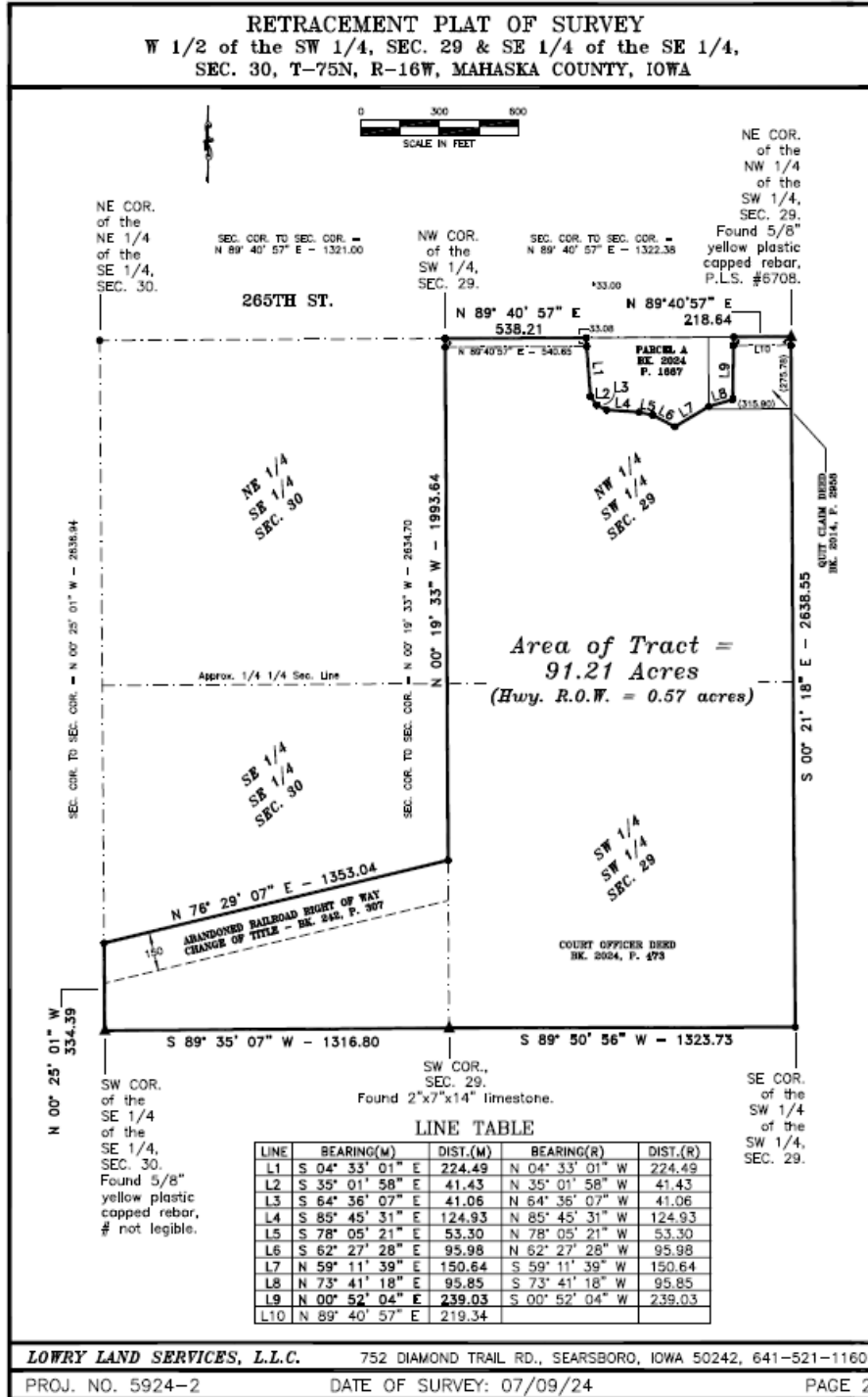
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## Survey







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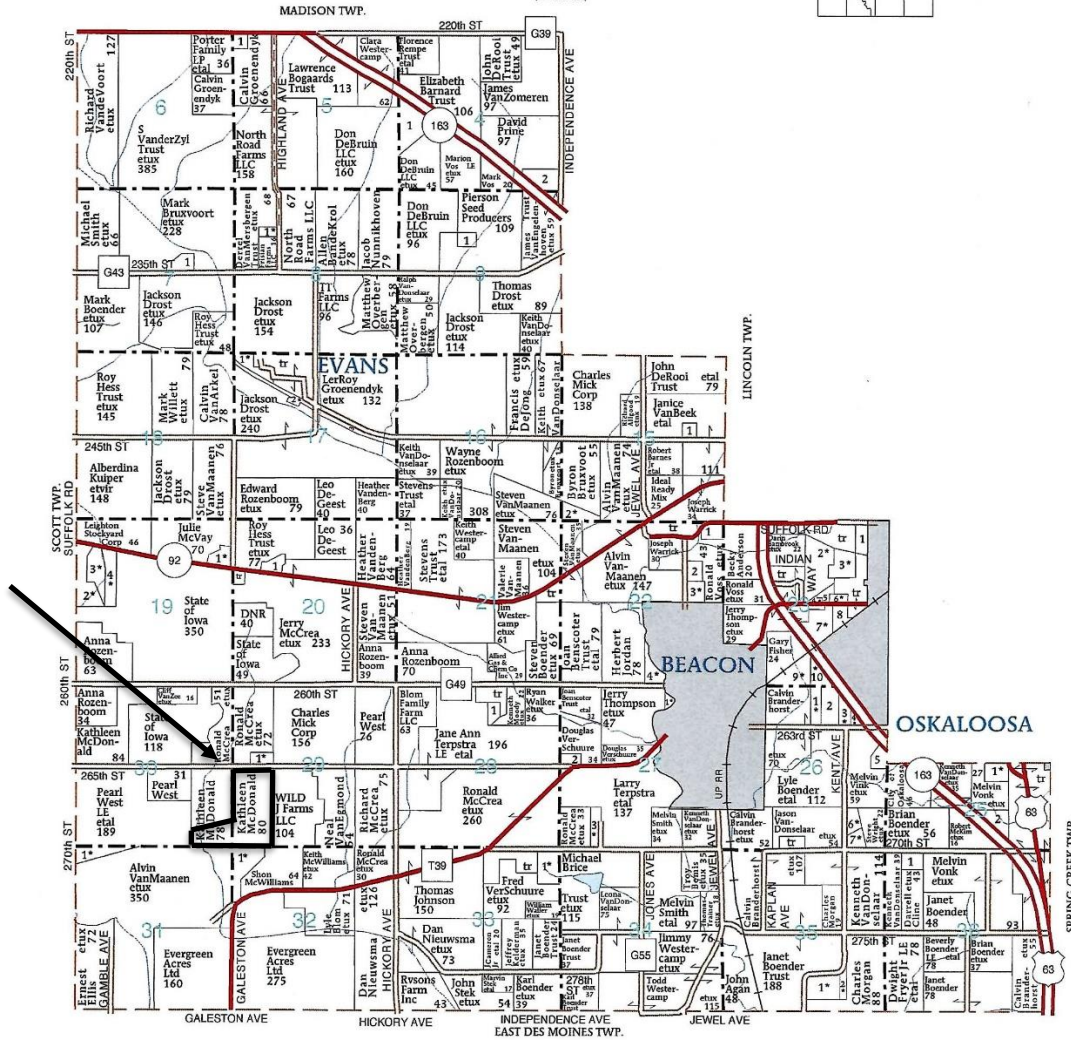
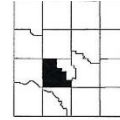
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## Plat Map

T-75-N

GARFIELD PLAT  
(Landowners)

R-16-W



**GARFIELD TOWNSHIP**

**SECTION 4**

- 1. Pierson Seed Producers Inc 31

- 2. Pierson Farms Inc 11

**SECTION 5**

- 1. Groenendyk, Darrell 5

**SECTION 7**

- 1. VanWaardhuizen Inc 9

**SECTION 8**

- 1. Bandstra, Jason etux 5

**SECTION 9**

- 1. VandeWall, Katherine 10

**SECTION 10**

- 1. VanBeek, Jan 5

- 2. VanMaanen, Steve etux 18

**SECTION 17**

- 1. Crile, Bernard etux 11

- 2. Hess Trust, Roy etux 8

- 3. VerSchuure, Doug 6

**SECTION 19**

- 1. Lynch, John etux 7

- 2. Laymon III, Ralph etux 5

- 3. VanZee, Larry etux 13

- 4. Walker, Ronald etux 14

**SECTION 20**

- 1. JTB Properties LLC 11

**SECTION 22**

- 1. Warrick, Joe 10

- 2. Darling National LLC 9

- 3. Voss, Brett etux 10

- 4. Jordan, Ralph etux 10

**SECTION 23**

- 1. Oskaloosa Community School 5

- 2. Stream, Carol etal 15

- 3. Roquet, Steven etal 7

- 4. Shankster, Dennis etux 5

- 5. Mallory, Daniel 9

- 6. Johnson, Gregory etux 7

- 7. VanZomeran, Jerry etux 15

- 8. Knox, Larry 5

- 9. Branderhorst, Calvin etux 13

- 10. Branderhorst, Calvin etux 7

**SECTION 25**

- 1. Tippett, Walter etux 13

- 2. Ramirez, Gabina 13

**SECTION 26**

- 1. DeRoof, Tyler etux 9

- 2. Patrick, Mildred 18

- 3. Morrison, Thomas etux 5

- 4. Morrison, Thomas etux 7

- 5. City of Oskaloosa 7

- 6. Taylor, Jack etux 8

- 7. VandeHaar, Scott etux 6

**SECTION 27**

- 1. Miller, Henry etux 12

- 2. Iowa Power & Light Co 5

- 3. Westercamp, Alvin etux 8

**SECTION 28**

- 1. Winkelman, Nellie 6

**SECTION 29**

- 1. Messerli, Linda etvr 6

**SECTION 31**

- 1. West LE, Pearl etal 16

**SECTION 32**

- 1. Wymore, Wayne etal 16

**SECTION 33**

- 1. VerSteegh, Brandon etux 23

**SECTION 35**

- 1. VanDonselaar, Kenneth etux 20

- 2. Schippers, Marvin etux 8

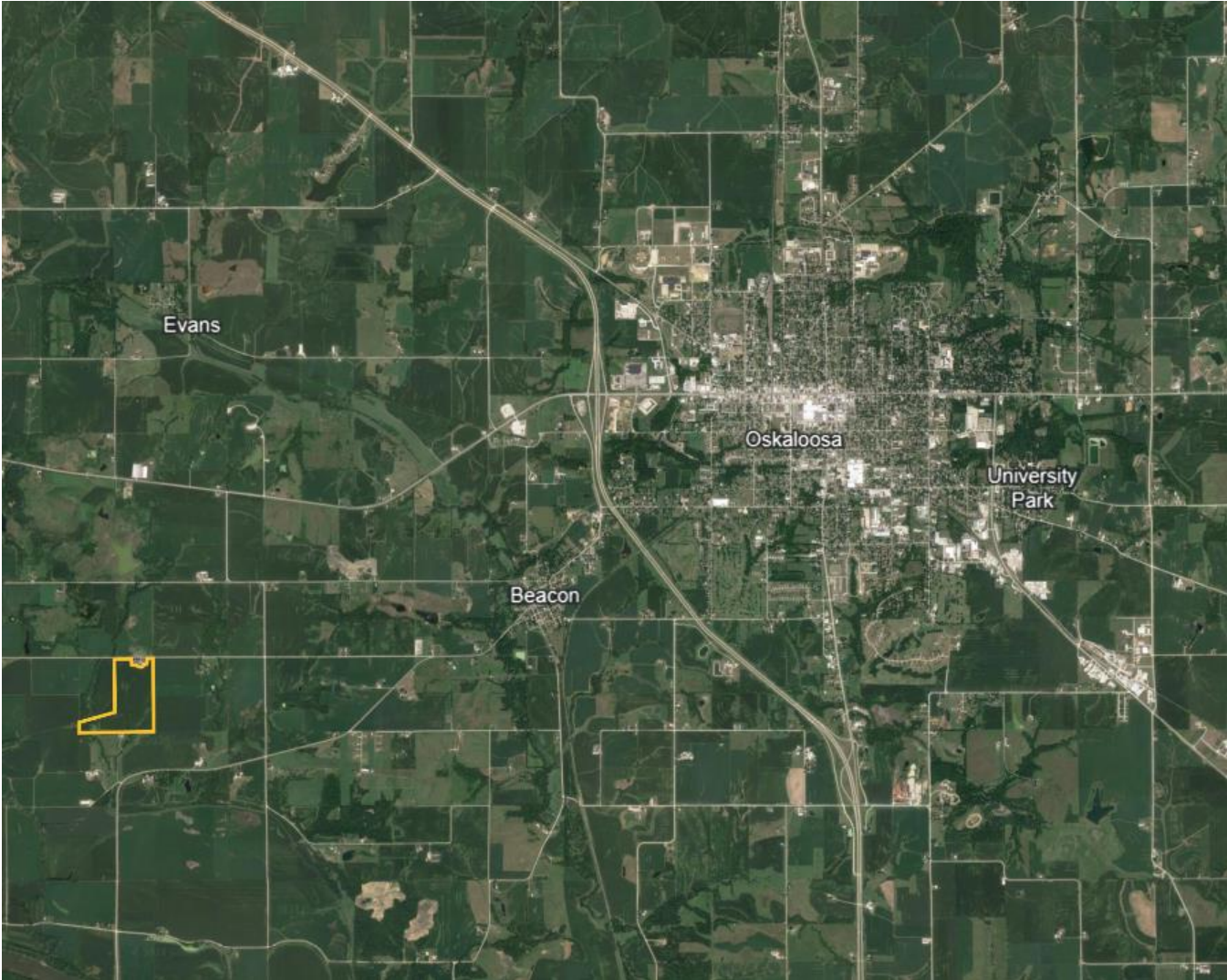
**SECTION 36**

- 1. Kaldenberg, Ronald 15





## 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 October 17<sup>th</sup>, 2024. 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 is 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 29<sup>th</sup>, at 10 am. The live auction will begin at 10 am on Thursday, September 5<sup>th</sup>, 2024, 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.