

IOWA LAND SALES & FARM MANAGEMENT

experts in our fields.

MAHASKA COUNTY Online Only Land Auction

AUCTION DETAILS

Online Bidding:

Opens: November 27, 2024, @ 10 a.m.

Closes: December 4, 2024, @ 11 a.m.

36.64
acres m/l

Open Houses

Tuesday, November 19th, 3:00-6:00 pm

Saturday, November 23rd, 1:00-4:00 pm



Matt Mann
641-990-4016

Matt@IowaLandSales.com



Vince Johnson
641-891-5326

Vince@IowaLandSales.com



Tessa Watts
641-295-6027

Tessa@IowaLandSales.com



36.64 acres m/1, Section 3, Cedar Township

Description

Excellent opportunity to own 36.64 acres with a well-kept home and outbuildings in a rural, recreational setting north of Fremont in Mahaska County. The farm provides 17.81 acres m/1 of income producing ground with a CSR2 rating of 74. The remaining ground consists of timber, recreational ground and a hard surface driveway to the building site. This acreage checks all the boxes, be sure to check it out!



Property Information | 36.64 acres m/l

Legal Description

Mahaska County – 36.64 acres m/l located in Lot 1 and the SE ¼ of the NW ¼ in Section 3; all in Township 74 North, Range 14 West of the 5th P.M., Mahaska County, Iowa (Final Legal Description will be determined from abstract).

Corn Suitability Rating

CSR2: 62.3 on Entire Farm per AgriData

FSA Data

Farm Number: 6017
 Tract Number: 7455
 Cropland Acres: 20.78
 Corn Base Acres: 11.28
 Corn PLC Yield: 136
 Soybeans Base Acres: 5.66
 Soybeans PLC Yield: 48

2024 Farm Program Election: Corn and Soybeans are enrolled under the Price Loss Coverage farm program.

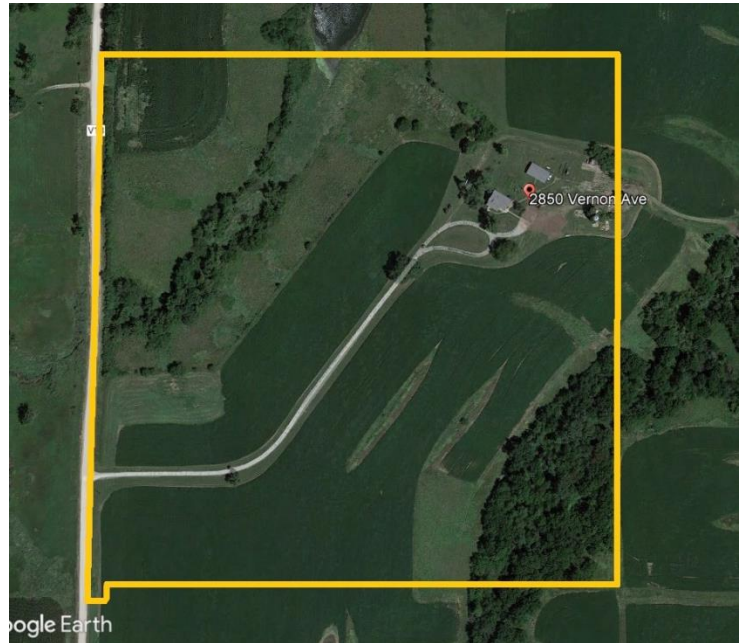
**Information is estimated pending reconstitution of farm by the Mahaska County FSA Office.*

Forest Reserve Program

3.50 acres of Timber is enrolled in the Forest Reserve Program.

Conservation Reserve Program

Tract Number: 7455
 Contract Number: 11780C
 Field Number: 64
 Acres Enrolled: 0.74
 Rental Rate per acre: \$240.00
 Total Payment: \$178.00
 Expiration: September 30, 2031
 Mid Contract Management will be required on CRP field and needs to be completed by May 14, 2025.



Conservation Reserve Program

Tract Number: 7455
 Contract Number: 11680D
 Field Number: 9 & 66
 Acres Enrolled: 2.23
 Rental Rate per acre: \$178.08
 Total Payment: \$398.00
 Expiration: September 30, 2030
 Mid Contract Management will be required on CRP fields 9 & 66 and needs to be completed by May 14, 2025.



Property Information | 36.64 acres m/1

Farmstead

Dwelling – 2850 Vernon Avenue,
Fremont, IA

- 2 story home with 2,421 square feet of living area built in 1920 with a 32' x 28' detached garage built in 2021. Full Seller Disclosure of Property Conditions and accompanying documents regarding the dwelling are available upon request.

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 a deep well on the property.

Electric

- The electricity for the house and outbuildings is provided by Mid-American Energy.

Outbuildings

- 32' x 40' utility building built in 1938.



Estimated Net Taxes

Taxes Payable 2023-2024: \$2,226.00

Net Taxable Acres: 33.14

Taxes per Net Acre: \$67.17

Possession

Possession of the farm and dwelling will be given at closing subject to the tenant's rights under the 2024 farm lease. The cropland is rented for the 2025 crop year and will be available for the 2026 crop year.

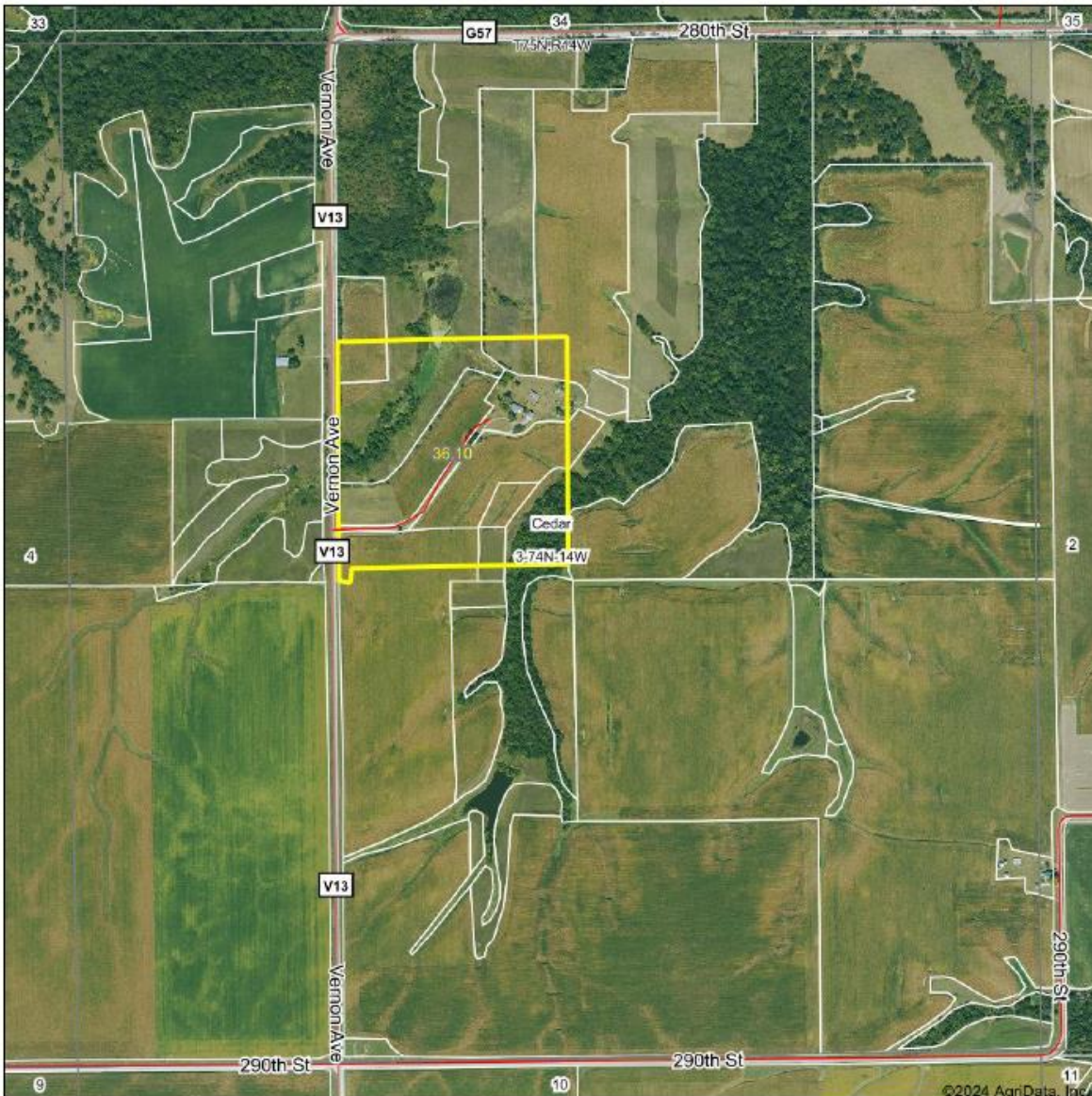
Open Houses

November 19th, 2024, from 3:00-6:00 p.m.

November 23rd, 2024, from 1:00-4:00 p.m.



Aerial



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

Boundary Center: 41° 14' 35.84, -92° 27' 39.87

0ft 856ft 1712ft

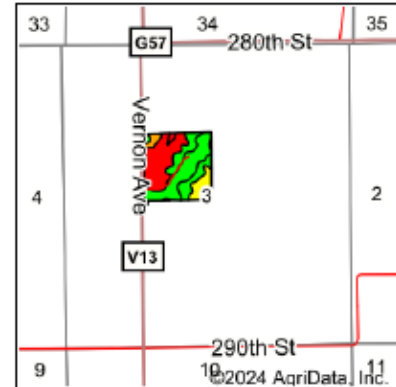
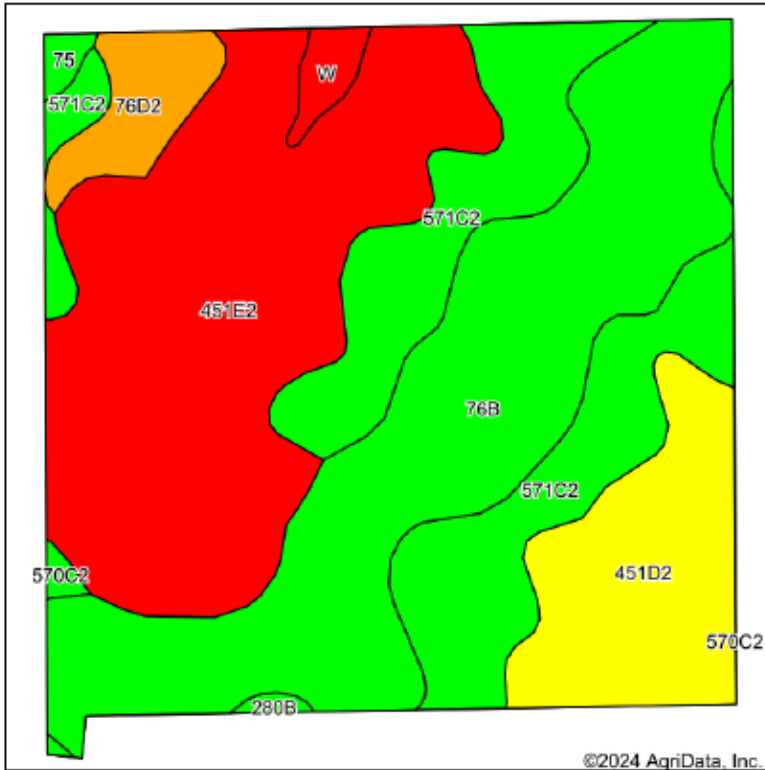
3-74N-14W
Mahaska County
Iowa



9/26/2024



Soils Map



State: Iowa
 County: Mahaska
 Location: 3-74N-14W
 Township: Cedar
 Acres: 36.1
 Date: 9/26/2024

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Maps Provided By:

 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 *c	CSR2**	CSR	*n NCCPI Soybeans	
451E2	Caleb loam, 14 to 18 percent slopes, moderately eroded	11.58	32.0%		Vle	38	23	58	
76B	Ladoga silt loam, 2 to 5 percent slopes	10.60	29.4%		Ile	86	87	77	
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	7.79	21.6%		IIle	77	62	76	
451D2	Caleb loam, 9 to 14 percent slopes, moderately eroded	4.11	11.4%		IVe	50	33	62	
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	1.23	3.4%		IIle	49	58	62	
W	Water	0.39	1.1%			0	0		
75	Givin silt loam, 1 to 3 percent slopes	0.18	0.5%		Ile	80	85	83	
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.13	0.4%		IIle	72	67	74	
280B	Mahaska silty clay loam, 2 to 5 percent slopes	0.09	0.2%		Ile	89	92	77	
Weighted Average						*.	62.3	52.9	*n 67.7

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

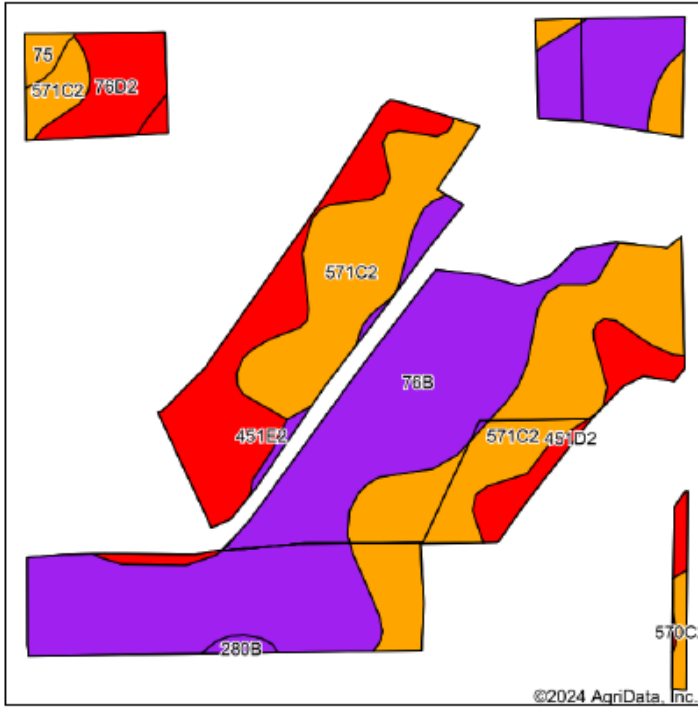
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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



CRP Soils Map



State: Iowa
 County: Mahaska
 Location: 3-74N-14W
 Township: Cedar
 Acres: 17.81
 Date: 11/1/2024



Soils data provided by USDA and NRCS.

Area Symbol: IA123, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Soil Drainage	Non-Irr Class %c	ⁱ Corn Bu	ⁱ Alfalfa Tons	ⁱ Soybeans Bu	ⁱ Tall Grasses Tons	CSR2**	CSR
76B	Ladoga silt loam, 2 to 5 percent slopes	7.83	44.0%		Moderately well drained	Ile	212.8	6.0	61.7	6.4	86	87
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	5.95	33.4%		Moderately well drained	IIle	203.2	5.7	58.9	6.1	77	62
451E2	Caleb loam, 14 to 18 percent slopes, moderately eroded	2.10	11.8%		Moderately well drained	VIe	139.2	3.9	40.4	4.2	38	23
451D2	Caleb loam, 9 to 14 percent slopes, moderately eroded	0.78	4.4%		Moderately well drained	IVe	163.2	4.6	47.3	4.9	50	33
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	0.78	4.4%		Moderately well drained	IIle	163.2	4.6	47.3	4.9	49	58
75	Givin silt loam, 1 to 3 percent slopes	0.15	0.8%		Somewhat poorly drained	Ile	217.6	5.7	63.1	6.5	80	85
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.13	0.7%		Moderately well drained	IIle	187.2	5.2	54.3	5.6	72	67
280B	Mahaska silty clay loam, 2 to 5 percent slopes	0.09	0.5%		Somewhat poorly drained	Ile	222.4	5.8	64.5	6.7	89	92
Weighted Average							2.94	196.5	5.5	57	5.9	67.3

**IA has updated the CSR values for each county to CSR2.
ⁱ Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
^c: Using Capabilities Class Dominant Condition Aggregation Method



FSA Aerial



Mahaska County, Iowa



- Legend**
- Non-Cropland
 - Cropland
 - CRP
 - Iowa PLSS
 - Iowa Roads
 - Tract Boundary

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

Tract Cropland Total: 20.78 acres

2025 Program Year

Map Created October 18, 2024

Farm 6017

Tract 7455

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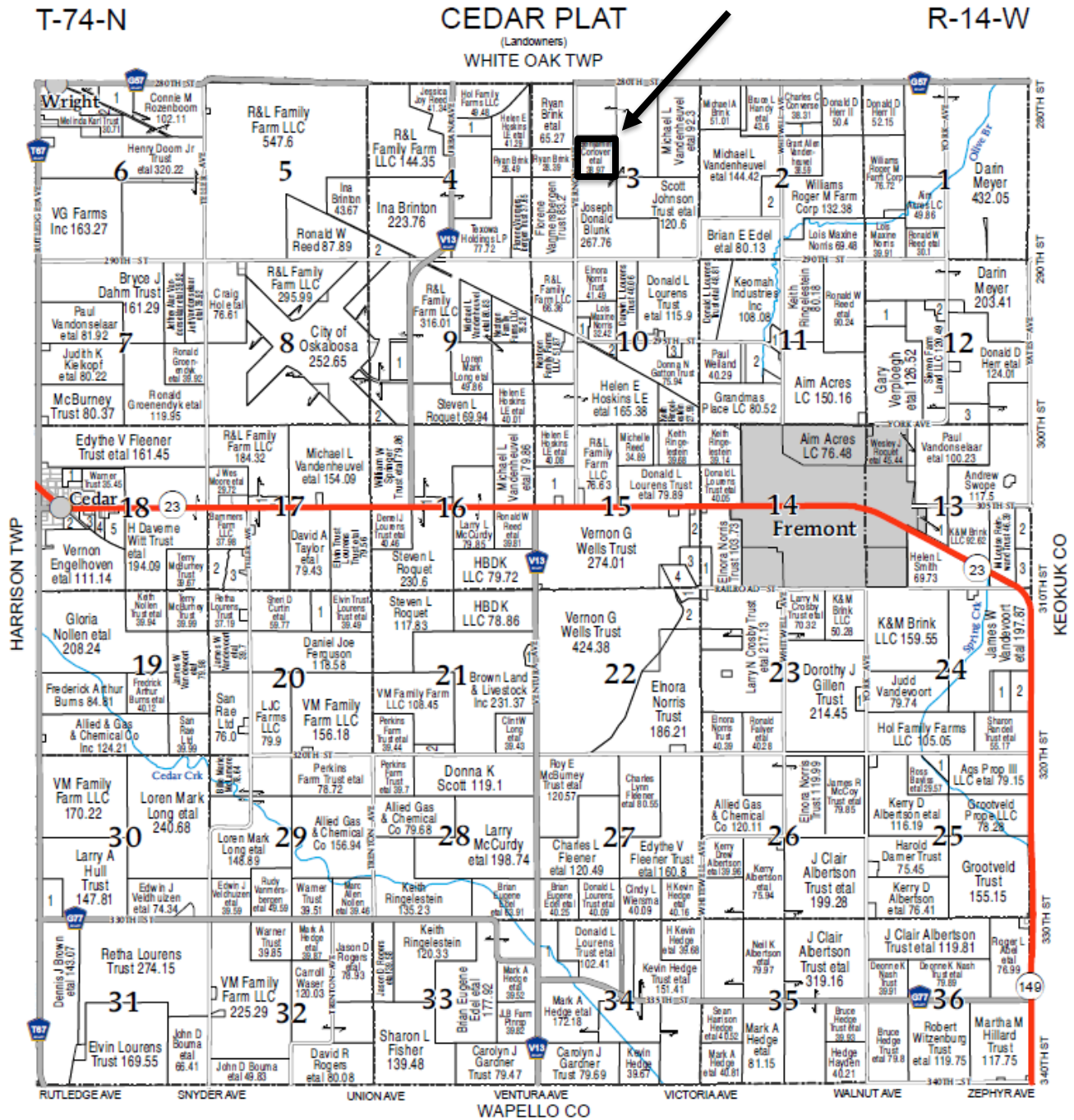
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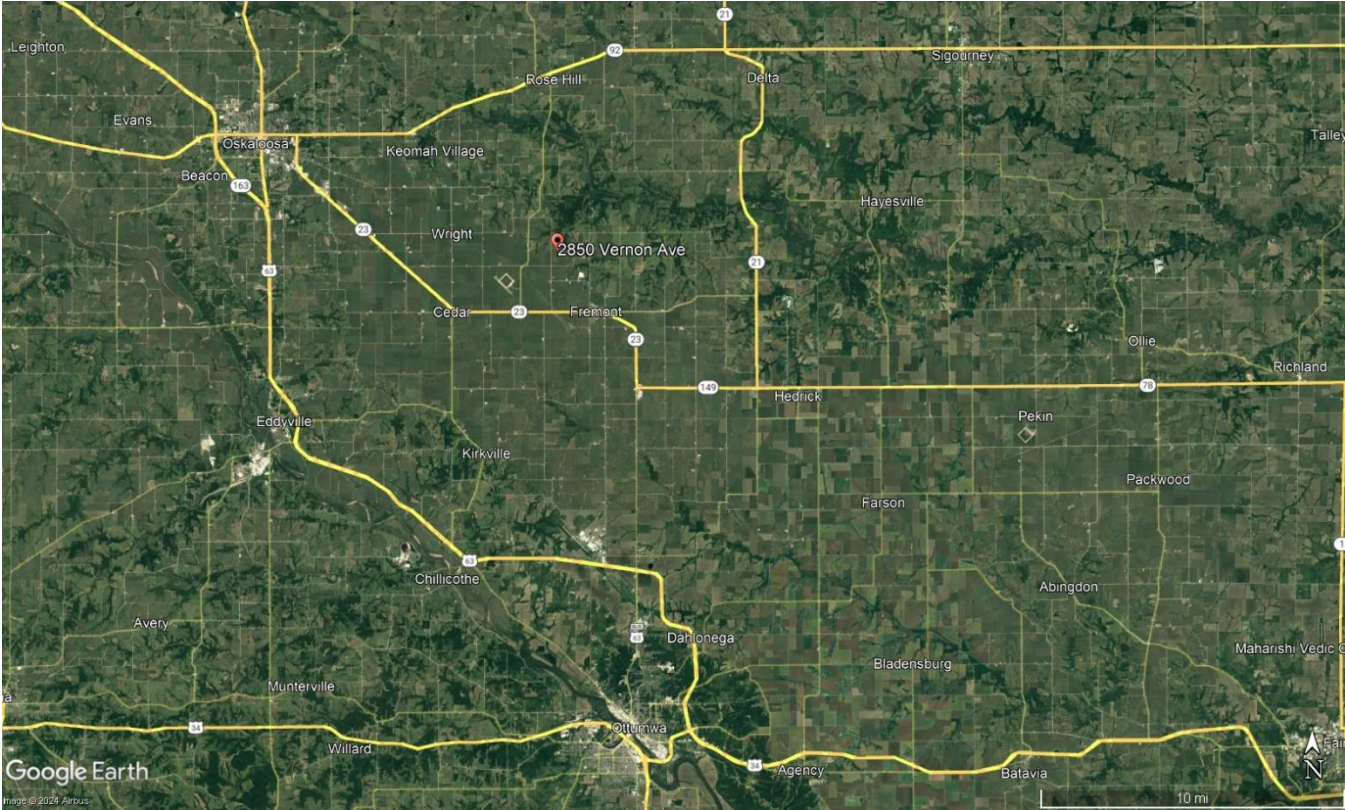
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Plat Map | Cedar Township





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 total dollar increments.

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 December 31, 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 Wednesday, November 27th, 2024, at 10 am and will end at 11 am on Wednesday, December 4th, 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.