

IOWA LAND SALES & FARM MANAGEMENT

experts in our fields.

POWESHIEK COUNTY

Online Only Land Auction

AUCTION DETAILS

Online Bidding:

Opens: March 27, 2025 @ 10 a.m.

Closes: April 3, 2025 @ 11 a.m.

Open Houses:

March 12 | 3-6 p.m.

March 15 | 1-4 p.m.

59
acres m/l



Matt Mann
641-990-4016
Matt@IowaLandSales.com



Vince Johnson
641-891-5326
Vince@IowaLandSales.com



59 acres m/l with House & Buildings, Section 24 of Jackson Township

Description

Excellent opportunity to own 59 acres m/l including a home and outbuildings on a paved road just south of Montezuma in Poweshiek County. The farm provides 31 acres m/l of income producing ground with a CSR2 rating of 76. Currently, the property is home to the Montezuma Sig Field airport(7C5), with a 105- foot by 2,600-foot runway. The remaining ground consists of timber and recreational ground, pond and a concrete driveway to the building site. This acreage includes many sought after amenities and checks all the boxes, be sure to check it out!





Property Information | 59 acres m/l

Legal Description

Legal description coming soon.

Estimated Net Taxes

Current taxation valuations will be reclassified upon sale of the property at the beginning of the next calendar year. Currently, the property is taxed on a residential basis but will be adjusted accordingly based upon the land use going forward.

Possession

Possession of the farm and dwelling will be given at closing. Seller will grant early possession of the farm ground for spring tillage purposes if needed.

FSA Data

Farm Number: 2960

Tract Number: 8683

Cropland Acres: 22.44

Corn Base Acres: 12.30

Corn PLC Yield: 121 bu./acre

Oats Base Acres: .40

Oats PLC Yield: 60 bu./acre

2025 Farm Program Election: Corn and Oats are enrolled under the Price Loss Coverage farm program.

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

Corn Suitability Rating

CSR2: 76 on the 31 acres m/l, including the airport per AgriData



Property Information | 59 acres m/1

Farmstead Dwelling –

5119 Hwy 63, Montezuma, IA 50171

- Very nice frame home built in 1992 with a walkout basement. The home has 1,920 square foot of living area on the first floor along with an additional 896 square foot frame addition with an indoor pool. The basement includes 1,248 square feet of finished area along with a 2-stall garage. Enclosed patios and porches also complete the property which overlook the nearby pond. The home is full of amenities from top to bottom.

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 Poweshiek County Sanitarian.

Water

The water for the house is supplied by Poweshiek Rural Water.

Electric

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

Outbuildings

Plot #	Description	Width	Length	Year Built
1	1-HANGER/MTL FR/40X44/B4A	40	44	1975
2	2-HANGER/MTL POLE/30X80/C4B	30	80	1900
3	3-HANGER/MTL POLE/C5B	16	0	1900
4	4-HANGER/MTL POLE FR/C5B	16	0	1900
5	5-AIRPLANE HANGAR/MTL POLE FR/C4A	12	0	1900
1A	1A-PORTABLE SHEDS/12X20/PORTABLE-NC	12	20	2000
1	1-AIRPLANE HANGAR/GALV MTL POLE FR/C5B	14	0	1972

Open Houses

- March 12, from 3-6 p.m.
- March 15 from 1-4 p.m.



Property Information | 59 acres m/1

Airport Closure Procedure

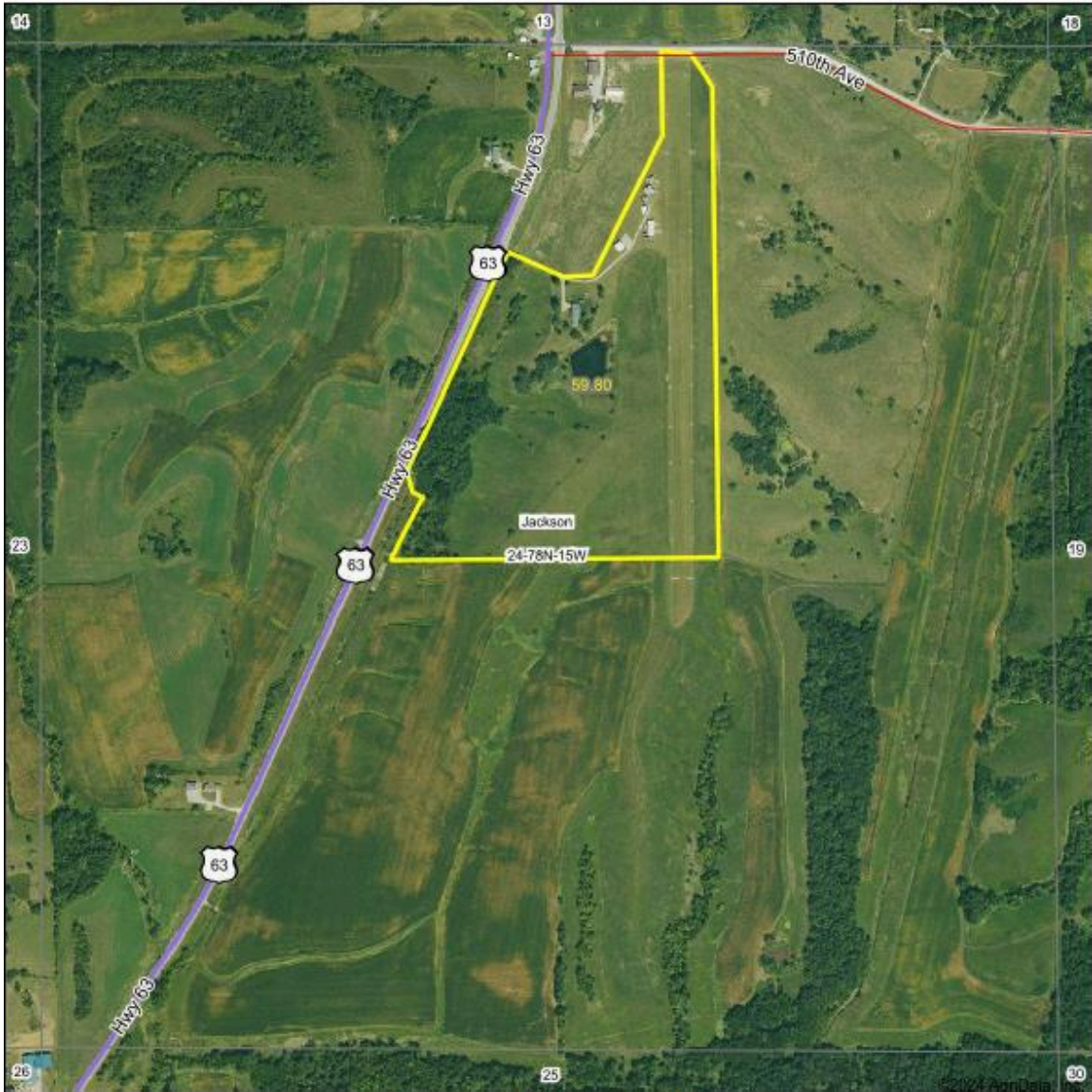
The airport will need to submit a FAA form 7480 through the FAA's ADIP (Airport Data and Information Portal) to start the process. Expect a minimum of 6 months for final removal from FAA system.

The airport could be closed immediately through the NOTAM (Notice to Air Missions) system concurrently with the removal of the runway markers. This would be the recommended path forward as the paperwork worked its way through the FAA if the airport were to be permanently closed.

**Early possession of the farm ground is possible while the airport is being removed from the system and closed.*



Aerial



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Map Provided By:

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Boundary Center: 41° 32' 56.18, -92° 32' 13.28

24-78N-15W
Poweshiek County
Iowa

0ft 813ft 1626ft



11/6/2024



Tillable FSA Map



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

Boundary Center: 41° 32' 58.15, -92° 32' 10.1

0ft 633ft 1265ft

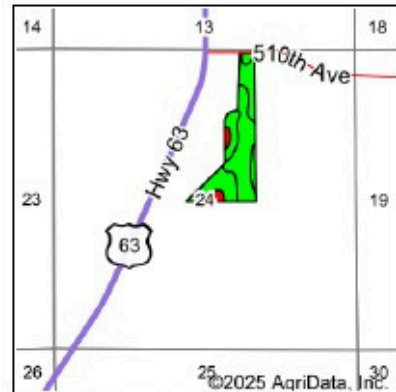
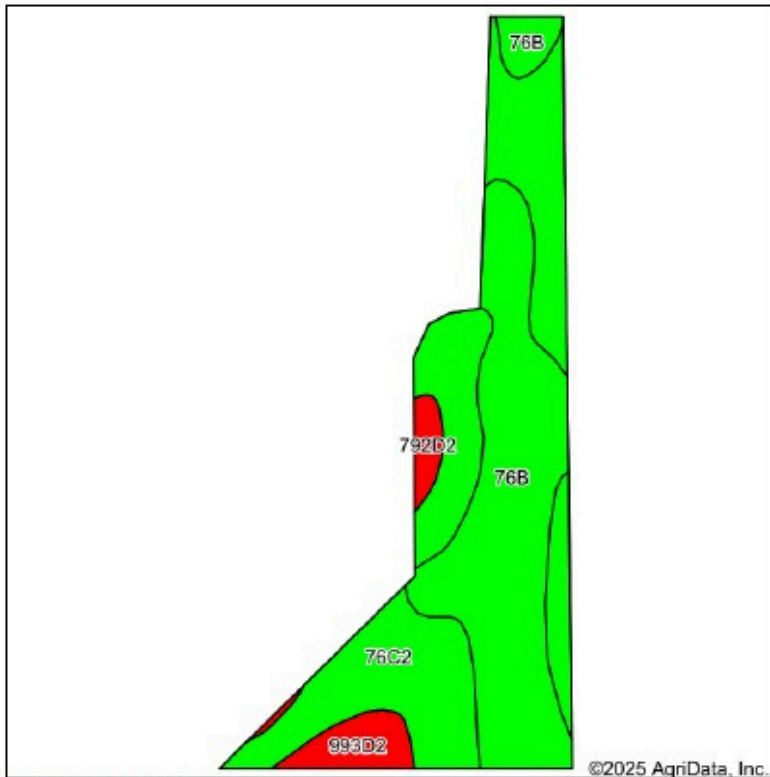
24-78N-15W
Poweshiek County
Iowa



2/18/2025

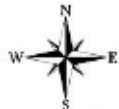


Tillable Soils Map



State: Iowa
 County: Poweshiek
 Location: 24-78N-15W
 Township: Jackson
 Acres: 31.12
 Date: 2/18/2025

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Soils data provided by USDA and NRCS.

Area Symbol: IA157, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	15.12	48.6%		IIIe	75	68	
76B	Ladoga silt loam, 2 to 5 percent slopes	13.67	43.9%		IIe	86	86	
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	1.52	4.9%		IVe	31	20	
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	0.81	2.6%		IVe	7	10	
Weighted Average						2.64	75.9	71.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Pasture & Timber Aerial Map



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Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: $41^{\circ} 32' 50.99''$, $-92^{\circ} 32' 17.73''$

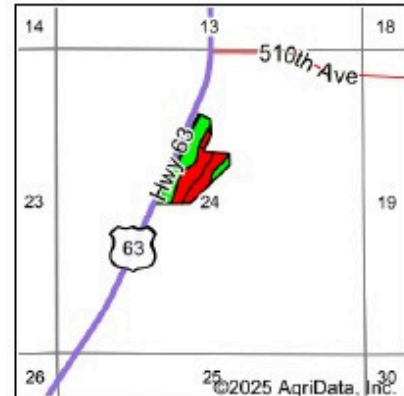
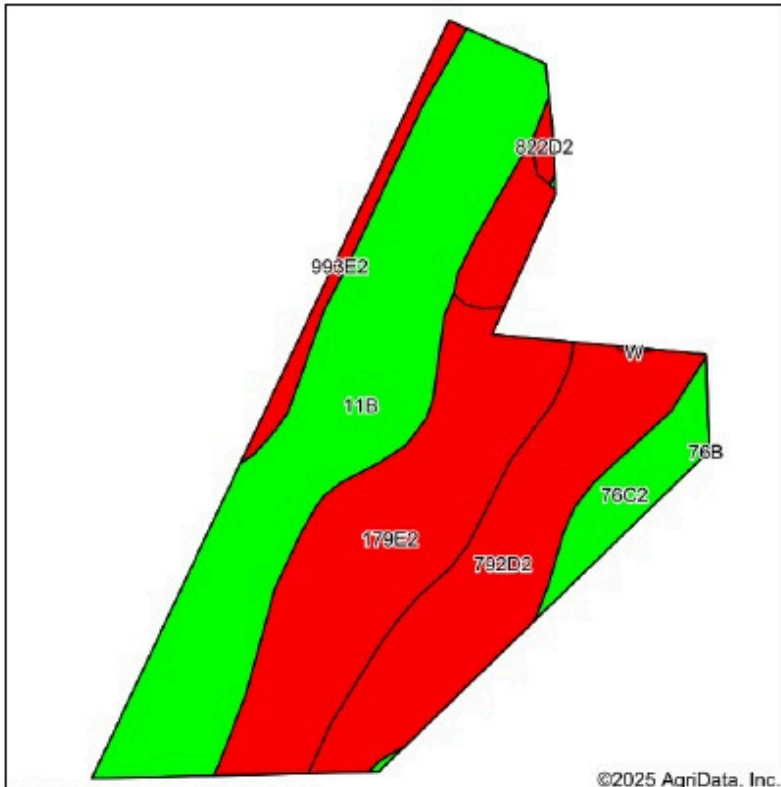
24-78N-15W
Poweshiek County
Iowa

0ft 813ft 1626ft

1/15/2025



Pasture & Timber Soils Map



State: Iowa
 County: Poweshiek
 Location: 24-78N-15W
 Township: Jackson
 Acres: 21.3
 Date: 1/15/2025

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Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA157, Soil Area Version: 28

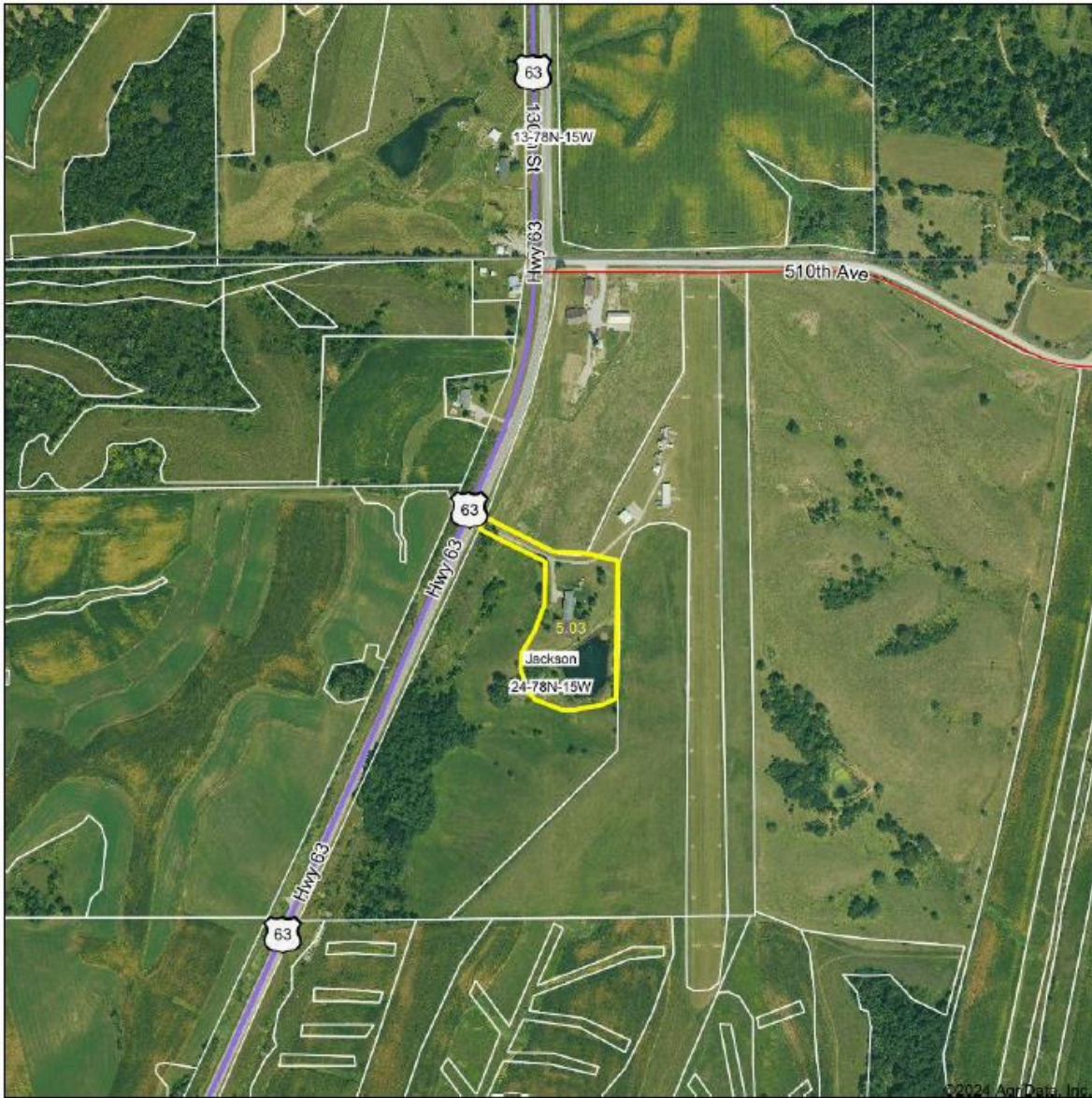
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
11B	Colo-Ely complex, 0 to 5 percent slopes	8.29	39.0%	Green	IIw	86	68	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	5.74	26.9%	Red	VIe	34	33	
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	5.27	24.7%	Red	IVe	7	10	
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	1.21	5.7%	Green	IIIe	75	66	
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	0.67	3.1%	Red	VIe	24	5	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	0.12	0.6%	Red	IVe	10	15	
Weighted Average						3.77	49.4	41.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



House & Pond FSA Map



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

Boundary Center: 41° 32' 55.41, -92° 32' 12.81

24-78N-15W
Poweshiek County
Iowa

0ft 633ft 1265ft



11/9/2024



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 of the auction. Earnest payment may be paid in the form of cash or check. 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. 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 8, 2025. Balance of purchase price payable in cash or guaranteed check at closing. Possession of the farm and dwelling will be given at closing. Seller will grant early possession of the farm ground for spring tillage purposes if needed.

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 Tuesday, March 27 at 10 a.m. and will end at 11 a.m. on Thursday, April 3, 2025.

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.