

IOWA LAND SALES & FARM MANAGEMENT

experts in our fields.

MAHASKA COUNTY

Online Only Land Auction

AUCTION DETAILS

Online Bidding:

Opens: July 31st, 2025, @ 10 a.m.

Closes: August 7th, 2025, @ 11 a.m.

80
acres m/l
with home and shop

Open Houses

Tuesday, July 8th, 3:00-6:00 p.m.

Saturday, July 12th, 9:00 a.m.-12:00 p.m.



Matt Mann
641-990-4016

Matt@IowaLandSales.com



Tessa Watts
641-295-6027

Tessa@IowaLandSales.com



80 acres m/1, Section 18, Garfield Township

Description

Excellent opportunity to own 80 acres with a state-of-the-art 4,600 square foot custom-built home and a finished 42' x 70' shop in a rural, recreational setting 4 miles west of Oskaloosa in Mahaska County. This property provides 39.2 acres of income producing ground currently enrolled in the CRP with a CSR2 rating of 55.9. The balance consists of timber, offering excellent hunting and recreational benefits. Overall, this property is the perfect secluded oasis with pristine details throughout. If you are seeking a peaceful lifestyle with all the amenities, this property checks all the boxes, be sure to check it out!



Property Information | 80 acres m/1

Legal Description

Mahaska County – 80 acres m/1 located in the W ½ of the NE ¼ in Section 18; all in Township 75 North, Range 16 West of the 5th P.M., Mahaska County, Iowa.

Corn Suitability Rating

CSR2: 49.7 on Entire Farm per AgriData.

CSR2: 55.9 on Cropland per AgriData.

FSA Data

Farm Number: 3657

Tract Number: 2488

Cropland Acres: 40.20

Corn Base Acres: 1.00

Corn PLC Yield: 89

2025 Farm Program Election: Corn is enrolled under the Price Loss Coverage farm program.

Forest Reserve Program

39.84 acres of Timber are enrolled in the Forest Reserve Program.

Conservation Reserve Program

Farm Number: 3657

Tract Number: 2488

Contract Number: 11317

Rental Rate per acre: \$232.88

Total Acres Enrolled: 39.20

Total Payment: \$9,129.00

Expiration: September 30, 2027

2025 CRP Payment will be prorated to closing.

Conservation Reserve Program Fields

Field Number 1: 3.10 acres

Field Number 2: 17 acres

Field Number 3: 7.30 acres

Field Number 7: 11.80 acres

See FSA Map enclosed showing location of the CRP Fields.



Property Information | 80 acres m/1

Dwelling – 1669 245th Ave, Oskaloosa, Iowa 52577

- 1-story custom built home in 2016 with an attached 3-car oversized garage and 2,624 square feet of living area on the main level and 1,975 square feet of living area in the basement with a walk-out. The home has 1 master bedroom on the main level, 2 conforming bedrooms in the basement, and 5 bathrooms. This custom home was built with nothing to spare, with a security and sound system throughout, Amish custom trim and hardwood, custom bar with tapper, geothermal heating & cooling, 4-seasons room, gym, landscaping and firepit area, and several more amenities that can be seen in the gallery of photographs on the website. Full Seller Disclosure of Property Conditions and accompanying documents regarding the dwelling are available upon request.

Outbuilding

- A 42' x 70' fully insulated shop built in 2015. There is 24' x 40' of living quarters with 2 bedrooms, 1 bathroom, and full kitchen. See full pictures of the shop and living quarters in the gallery of photographs on the website.

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 Mahaska Rural Water

Electric

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

LP

- The LP tank for the shop is leased through Allied Gas & Chemical.

Estimated Net Taxes

Taxes Payable 2024-2025: \$11,450.00

Net Taxable Acres: 39.16

Possession

Possession of the property will be given at closing. CRP Payment will be prorated to closing.

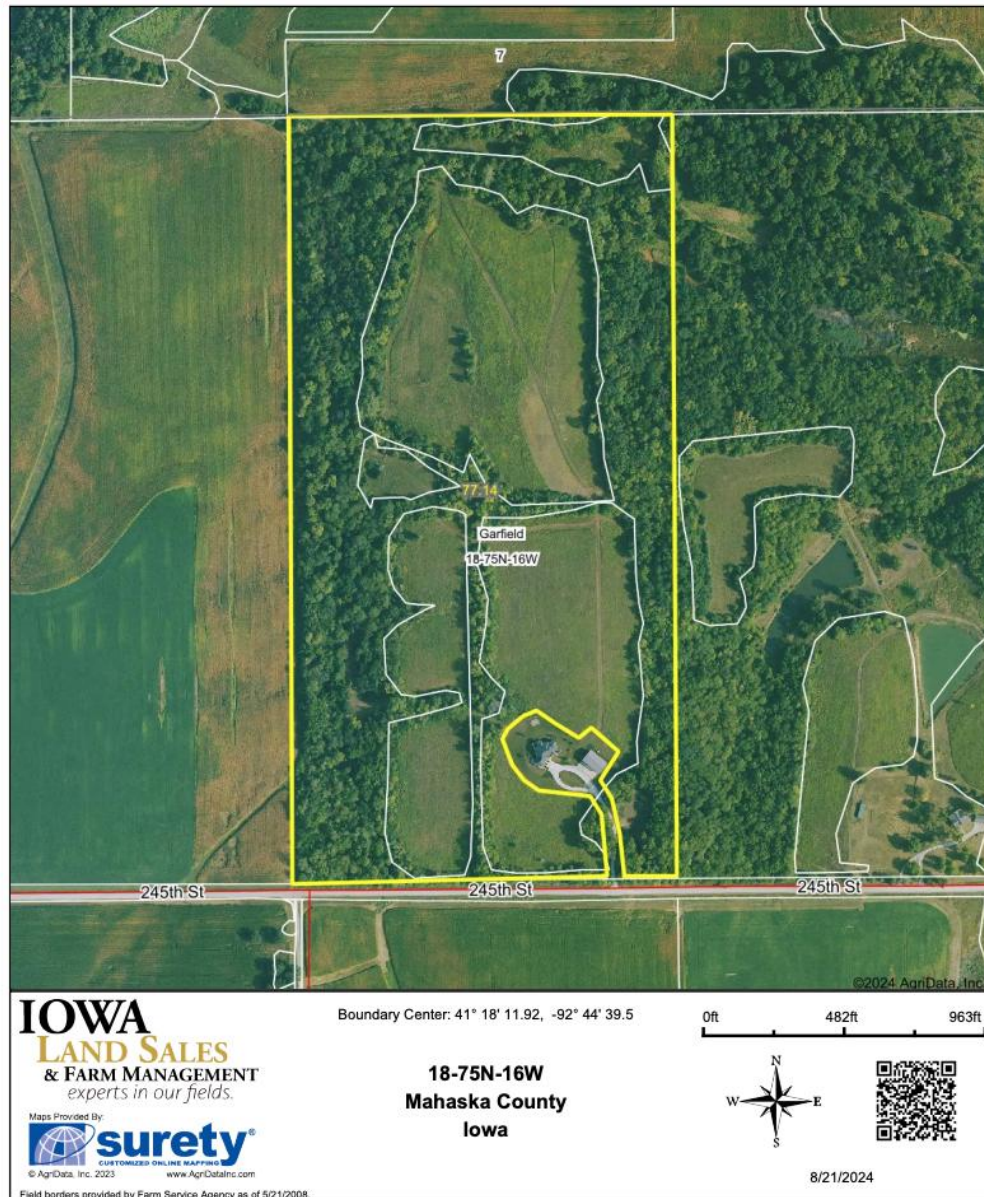
Open Houses

July 8th, 2025, from 3:00-6:00 p.m.

July 12th, 2025, from 9:00 a.m.-12:00 p.m.



Aerial



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Maps Provided by:
 **surety**
CUSTOMER SERVICE: 800.444.4444
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 41° 18' 11.92, -92° 44' 39.5

18-75N-16W
Mahaska County
Iowa

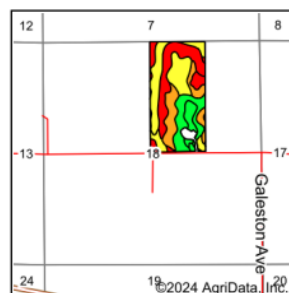
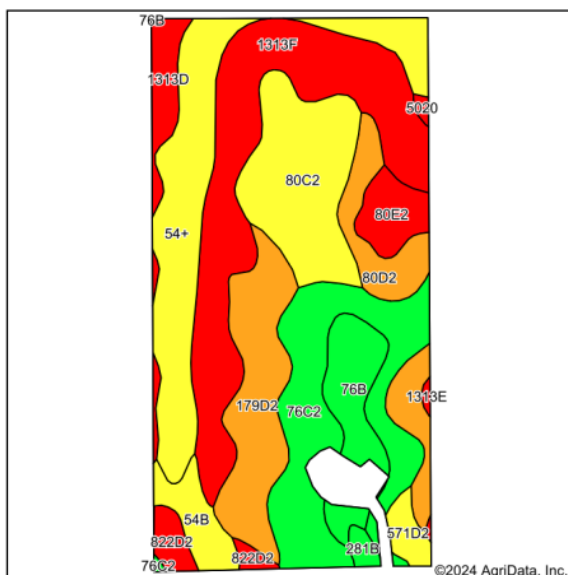
0ft 482ft 963ft



8/21/2024



Total Soils Map



State: **Iowa**
 County: **Mahaska**
 Location: **18-75N-16W**
 Township: **Garfield**
 Acres: **77.14**
 Date: **8/21/2024**

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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
1313F	Munterville silt loam, 18 to 25 percent slopes	16.32	21.2%		Vlle	7	5	28
54+	Zook silt loam, overwash, 0 to 2 percent slopes	12.04	15.6%		Ilw	69	75	78
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	11.61	15.1%		Ille	75	68	67
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	9.29	12.0%		Ille	69	63	61
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	8.05	10.4%		IVe	44	43	54
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	5.34	6.9%		Ille	46	59	57
76B	Ladoga silt loam, 2 to 5 percent slopes	4.08	5.3%		Ille	86	87	77
1313D	Munterville silt loam, 9 to 14 percent slopes	2.40	3.1%		Vlle	35	15	41
54B	Zook silty clay loam, 2 to 5 percent slopes	2.32	3.0%		Ilw	60	65	55
80E2	Clinton silt loam, 14 to 18 percent slopes, eroded	2.30	3.0%		IVe	35	43	55
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	1.43	1.9%		IVe	12	18	46
571D2	Hedrick silt loam, 9 to 14 percent slopes, moderately eroded	1.13	1.5%		Ille	51	52	72
281B	Otley silty clay loam, 2 to 5 percent slopes	0.49	0.6%		Ille	91	92	77
5020	Dumps, strip mines	0.17	0.2%			0		59
1313E	Munterville silt loam, 14 to 18 percent slopes	0.17	0.2%		Vlle	24	5	38
				Weighted Average		49.7	56.4	*n 56.4

**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.

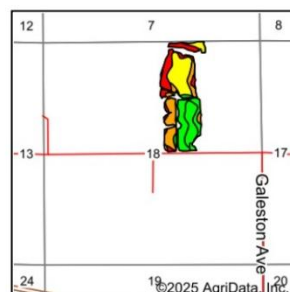
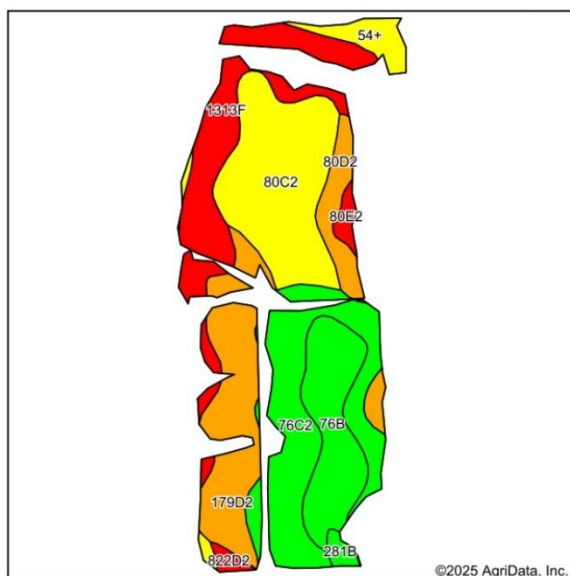
*n: The aggregation method is "Weighted Average using all components"

*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.



CRP Soils Map



State: **Iowa**
 County: **Mahaska**
 Location: **18-75N-16W**
 Township: **Garfield**
 Acres: **42.2**
 Date: **6/17/2025**

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Soils data provided by USDA and NRCS.

Area Symbol: IA123, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	9.28	22.2%		IIle	69	63
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	8.67	20.5%		IIle	75	68
1313F	Munterville silt loam, 18 to 25 percent slopes	7.22	17.1%		VIlle	7	5
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	6.56	15.5%		IVe	44	43
76B	Ladoga silt loam, 2 to 5 percent slopes	5.25	12.4%		IIe	86	87
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	2.33	5.5%		IIle	46	59
54+	Zook silt loam, overwash, 0 to 2 percent slopes	1.48	3.5%		IIlw	69	75
80E2	Clinton silt loam, 14 to 18 percent slopes, eroded	0.49	1.2%		IVe	35	43
281B	Otley silty clay loam, 2 to 5 percent slopes	0.40	0.9%		IIe	91	92
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	0.34	0.8%		IVe	10	18
54B	Zook silty clay loam, 2 to 5 percent slopes	0.18	0.4%		IIlw	60	65
				Weighted Average	3.69	55.9	53.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



FSA Aerial



United States
Department of
Agriculture

Mahaska County, Iowa



Legend

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

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 40.20 acres

2025 Program Year

Map Created October 18, 2024

Farm 3657

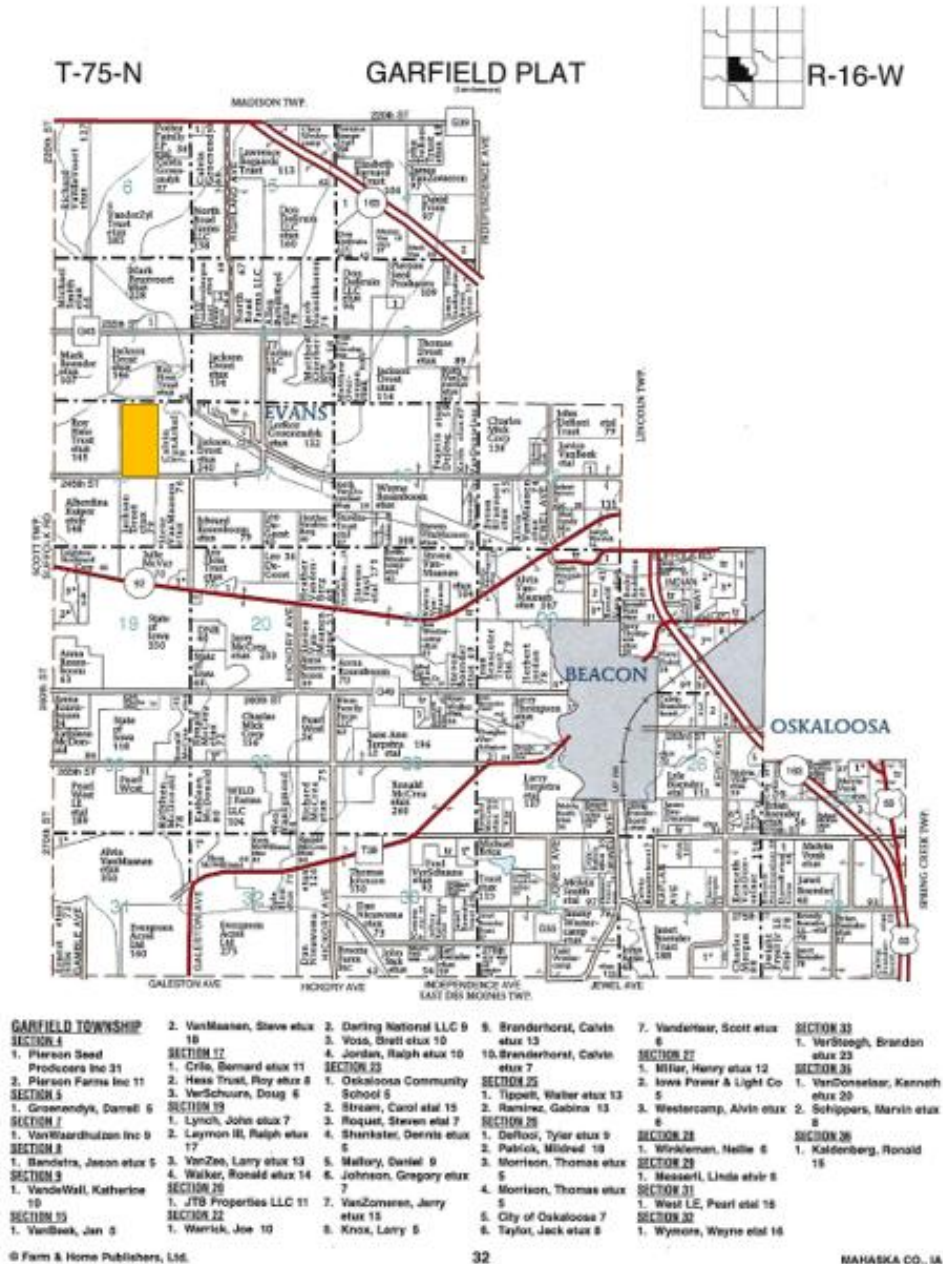
Tract 2488

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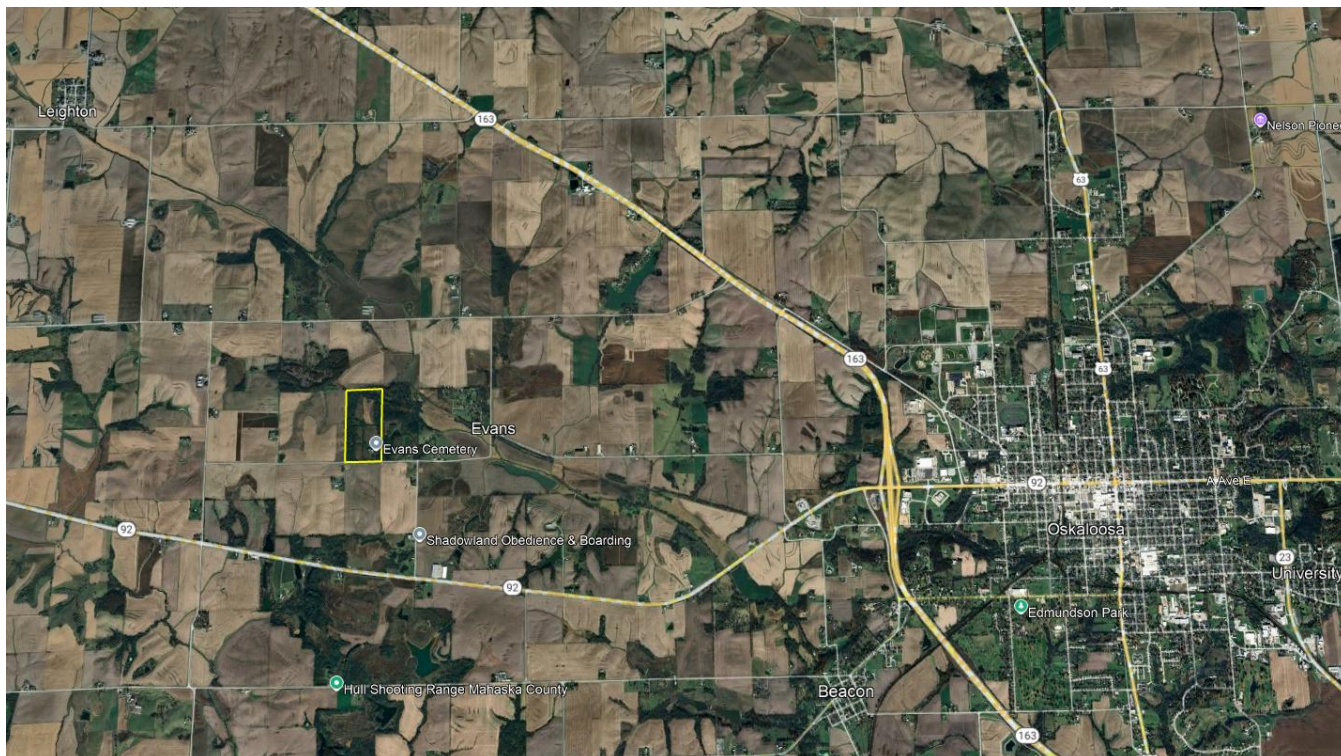


Plat Map | Garfield Township





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 increments will be based on a total sales price.

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 September 9, 2025. 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, July 31st, 2025, at 10 am and will end at 11 am on Thursday, August 7th, 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.