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**LAND SALES**  
& FARM MANAGEMENT  
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# POWESHIEK COUNTY

## Online Only Land Auction

### AUCTION DETAILS

#### Online Bidding:

Opens: August 7, 2025 @ 10 a.m.

Closes: August 12, 2025 @ 11 a.m.

**421**  
acres m/l



Matt Mann  
641-990-4016  
[Matt@IowaLandSales.com](mailto:Matt@IowaLandSales.com)



Vince Johnson  
641-891-5326  
[Vince@IowaLandSales.com](mailto:Vince@IowaLandSales.com)



**Parcel 1 | 40 acres m/1, Section 8 of Sugar Creek Township**

**Parcel 2 | 40 acres m/1, Section 17 of Sugar Creek Township**

**Parcel 3 | 100 acres m/1, Section 10 of Sugar Creek Township**

**Parcel 4 | 121 acres m/1, Section 3 & 10 of Sugar Creek Township**

**Parcel 5 | 80 acres m/1, Section 3 of Sugar Creek Township**

**Parcel 6 | 40 acres m/1, Section 5 of Union Township**

## **Description**

421 acres m/1 of quality Poweshiek County land being offered for sale as 6 individual parcels. The properties are located near Searsboro, Iowa in Sugar Creek and Union Townships. The farms have been well maintained, used primarily for recreation. It's a unique opportunity as they have been a part of a hunting preserve for years but represent a significant number of tillable acres along with the recreational hunting component.



## Parcel #1 Property Information | 40 acres m/l

### ***Legal Description***

37.8 acres m/l in the SE ¼ SE ¼ of Section 8,  
Township 78 North, Range 16 West of the 5th  
P.M., Poweshiek County, Iowa.

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

\$752/year

### ***Possession***

Possession of the farm will be given at  
closing.

### ***Cash Rent Farm Lease***

37.15 acres rented for \$200/acre or \$7,430/year.

Lease period beginning March 1, 2025, for a period of 2 years.

Leased acres represent both Parcels 1&2 combined.

### ***FSA Data***

Farm Number: 5340

Tract Number: 208

Cropland Acres: 19.44

Corn Base Acres: 15.60

Corn PLC Yield: 90 bu./acre

Soybeans Base Acres: 3.80

Soybeans PLC Yield: 27 bu./acre

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

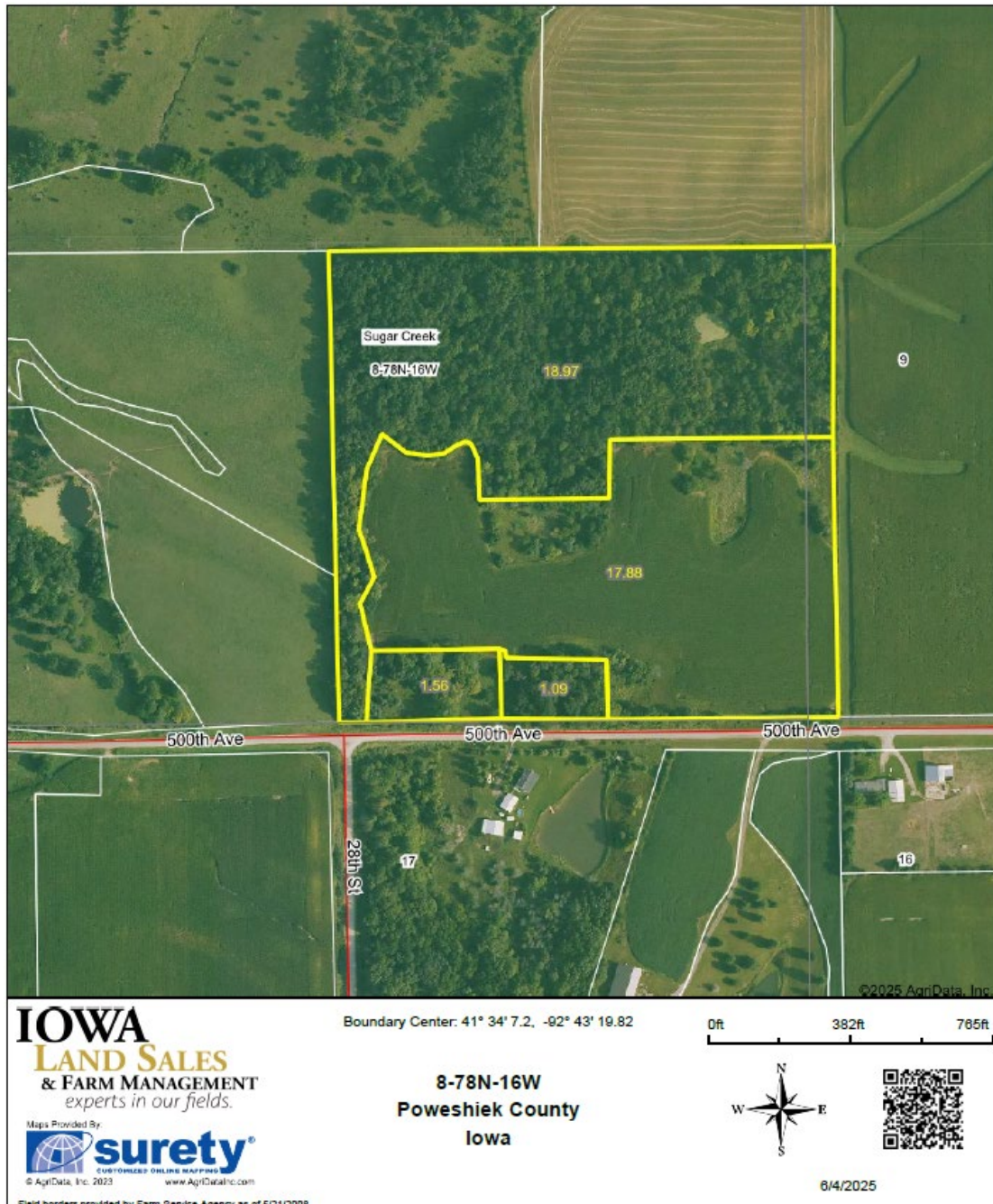
CSR2: 79.8 on Entire Farm per AgriData





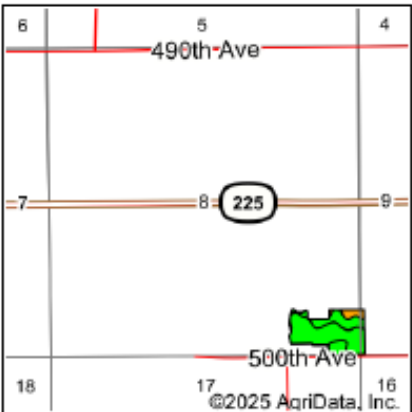
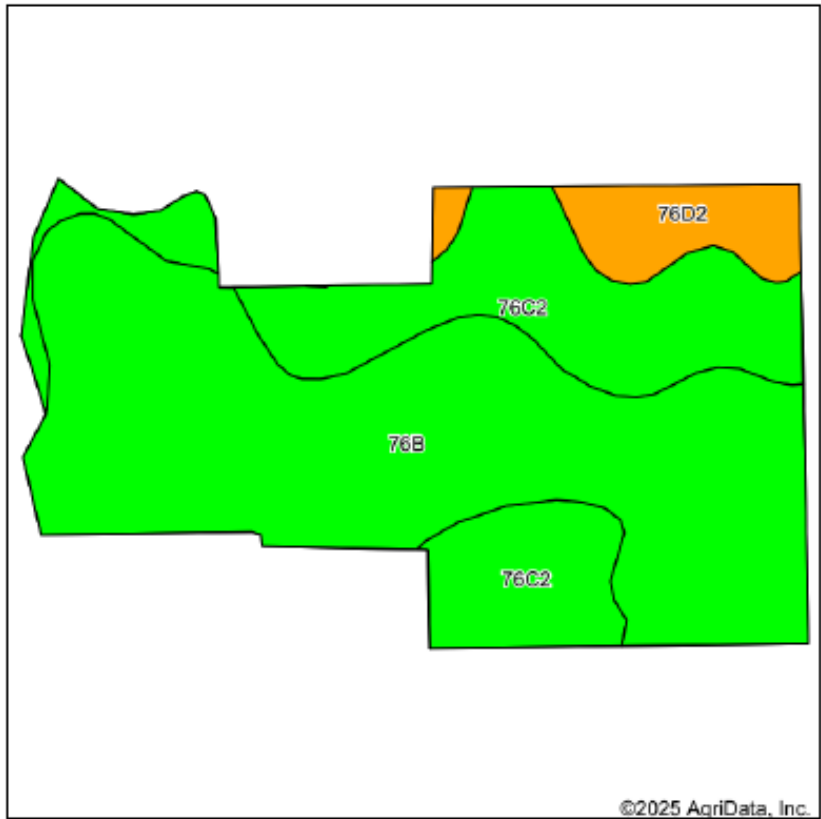


## Parcel #1 | Aerial





# Parcel #1 | Soils Map



State: Iowa  
County: Poweshiek  
Location: 8-78N-16W  
Township: Sugar Creek  
Acres: 17.88  
Date: 6/4/2025

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Map Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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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
76B	Ladoga silt loam, 2 to 5 percent slopes	10.83	60.5%		Ile	86	86
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	5.75	32.2%		IIle	75	66
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	1.30	7.3%		IIIle	49	56
Weighted Average					2.39	79.8	77.4

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Parcel #2 Property Information | 40 acres m/l

### ***Legal Description***

39 acres m/l in the SW ¼ NE ¼ of Section 17,  
Township 78 North, Range 16 West of the 5th  
P.M., Poweshiek County, Iowa.

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

\$638/year

### ***Possession***

Possession of the farm will be given at  
closing.

### ***Cash Rent Farm Lease***

37.15 acres rented for \$200/acre or \$7,430/year.

Lease period beginning March 1, 2025, for a period of 2 years.

Leased acres represent both Parcels 1&2 combined.

### ***FSA Data***

Farm Number: 5340

Tract Number: 207

Cropland Acres: 23.75

Corn Base Acres: 21.26

Corn PLC Yield: 90 bu./acre

Soybean Base Acres: 2.49

Soybean PLC Yield: 27 bu./acre

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

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

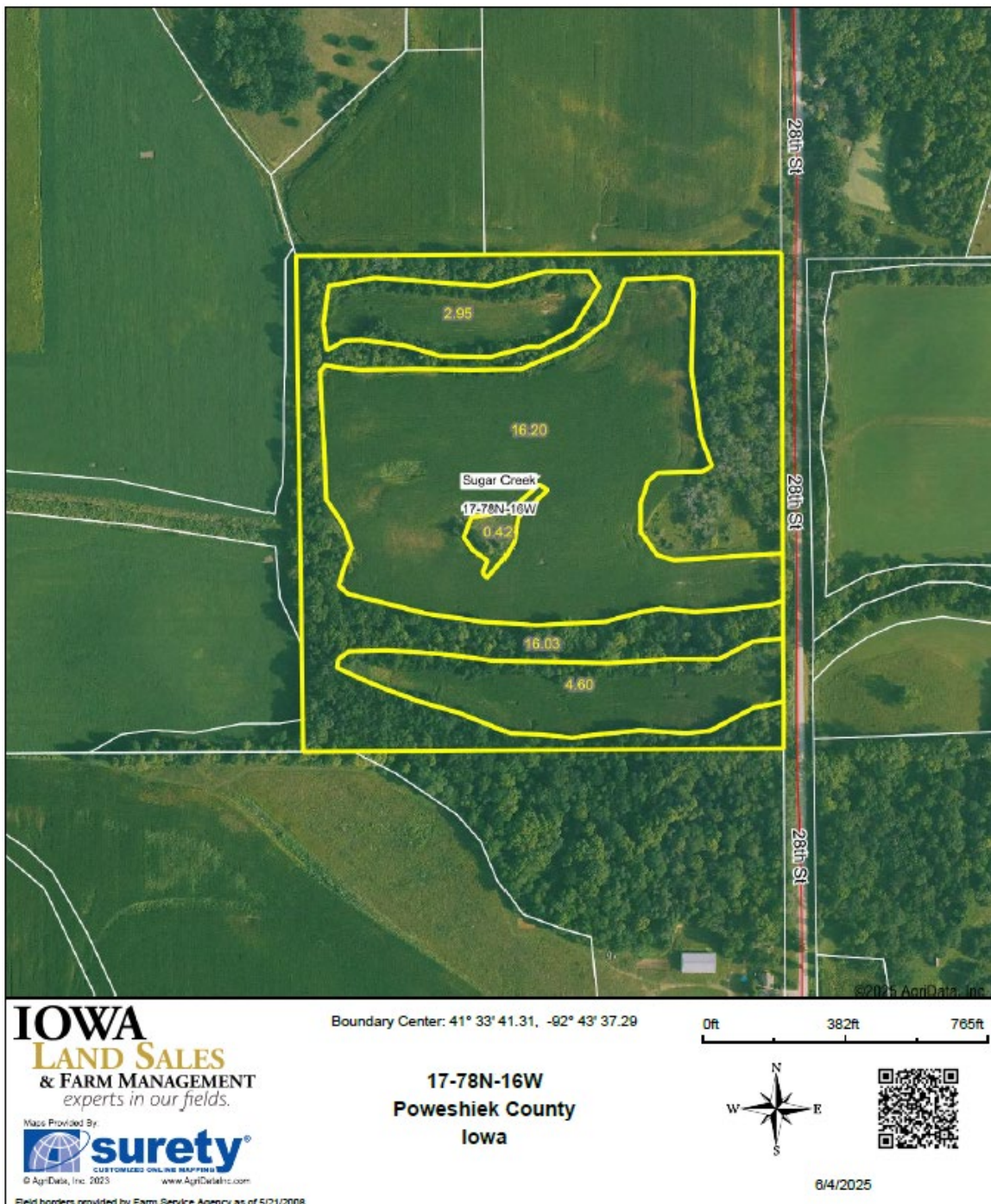
CSR2: 51.4 on Entire Farm per AgriData





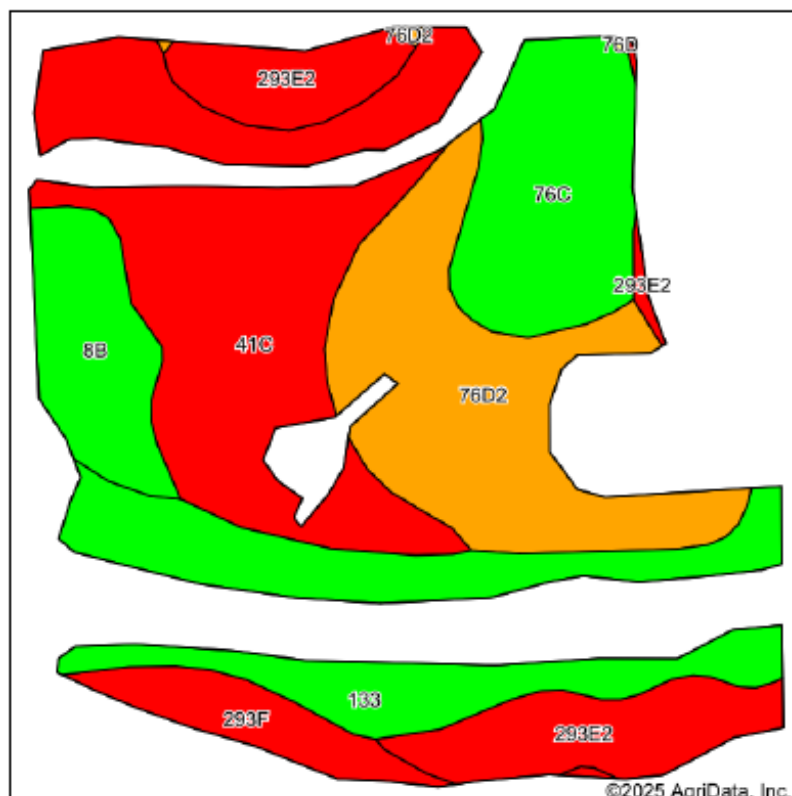


## Parcel #2 | Aerial

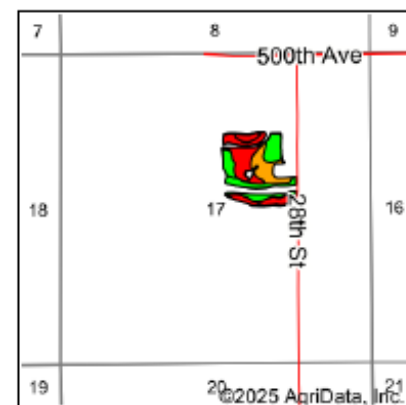




## Parcel #2 | Soils Map



Soils data provided by USDA and NRCS.



State: Iowa  
County: Poweshiek  
Location: 17-78N-16W  
Township: Sugar Creek  
Acres: 23.75  
Date: 6/4/2025

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Map Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA157, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
41C	Sparta loamy sand, 5 to 9 percent slopes	6.53	27.4%		IVs	37	25	
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	4.56	19.2%		IIIe	49	56	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.22	17.8%		IIw	78	80	
76C	Ladoga silt loam, 5 to 9 percent slopes	2.82	11.9%		IIIe	79	71	
293E2	Chelsea-Ladoga complex, 14 to 18 percent slopes, eroded	2.80	11.8%		VIIIs	16	18	
8B	Judson silty clay loam, 2 to 5 percent slopes	1.76	7.4%		Ile	84	90	
293F	Chelsea-Ladoga complex, 18 to 25 percent slopes	1.06	4.5%		VIIIs	11	10	
Weighted Average						3.67	51.4	49.5

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method





## Parcel #3 Property Information | 100 acres m/l

### *Legal Description*

95.4 acres m/l in the E  $\frac{1}{2}$  NE  $\frac{1}{4}$  & the E  $\frac{1}{2}$  SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 10, Township 78 North, Range 16 West of the 5th P.M., Poweshiek County, Iowa.

### *Estimated Net Taxes*

\$1,860/year

### *Possession*

Possession of the farm will be given at closing.

### *FSA Data*

Farm Number: 2445

Tract Number: 2259

Cropland Acres: 92.23

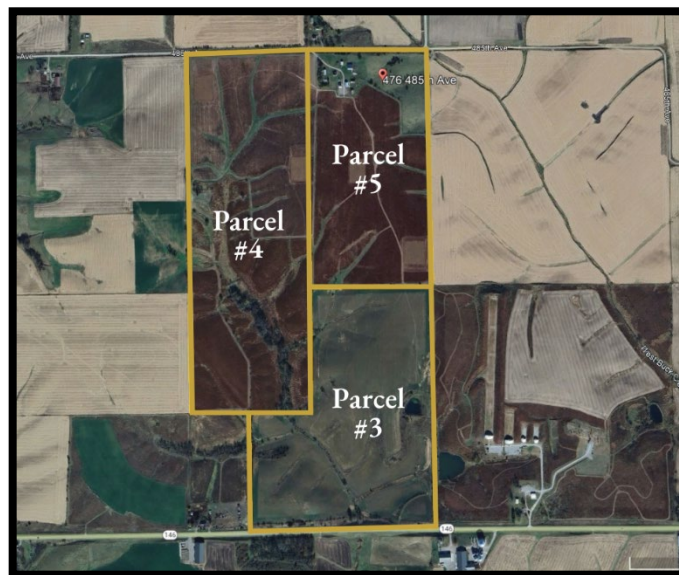
Corn Base Acres: 0.50

Corn PLC Yield: 145 bu./acre

### *Corn Suitability Rating*

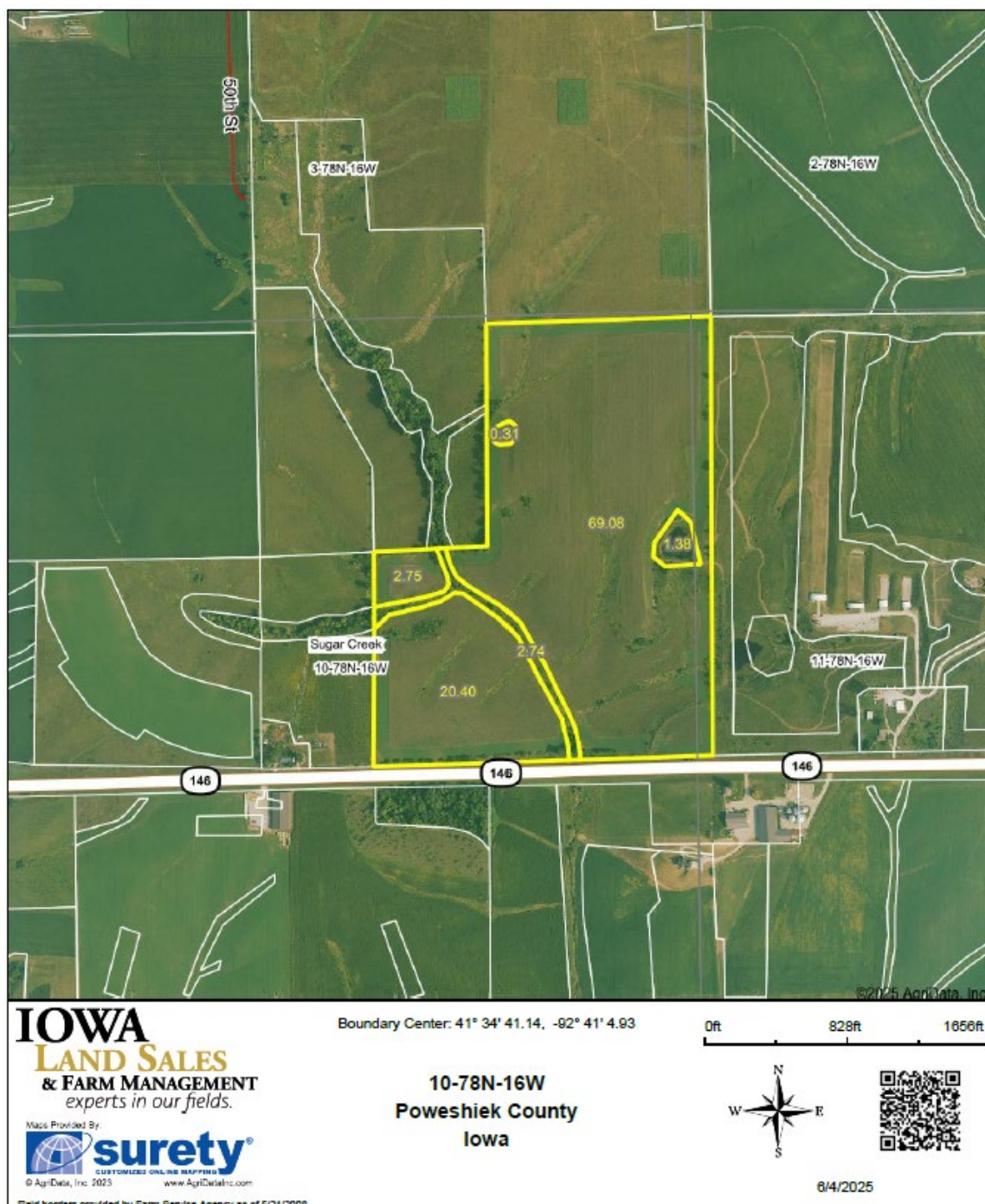
CSR2: 50 on Entire Farm per AgriData

CSR2: 49.9 on Tillable per AgriData



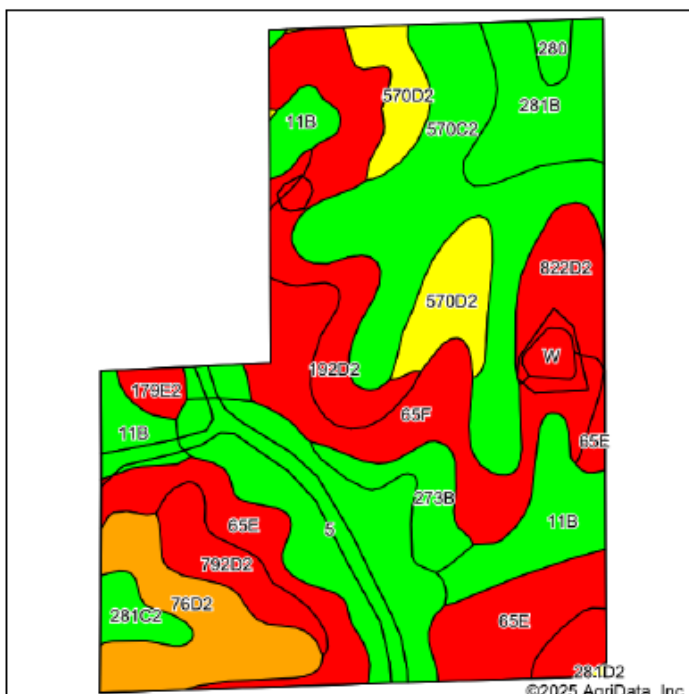


## Parcel #3 | Aerial

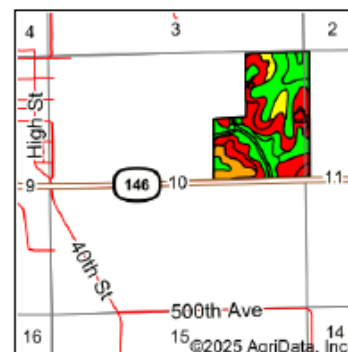




## Parcel #3 | Soils Map



Soils data provided by USDA and NRCS.



State: Iowa  
 County: Poweshiek  
 Location: 10-78N-16W  
 Township: Sugar Creek  
 Acres: 96.66  
 Date: 6/4/2025

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Map Provided By:



Area Symbol: IA157, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	15.72	16.2%		IIIe	72	68
5	Aokmore-Colo complex, 0 to 2 percent slopes	11.14	11.5%		IIW	79	83
65E	Lindley loam, 14 to 18 percent slopes	10.30	10.7%		IVe	23	30
65F	Lindley loam, 18 to 25 percent slopes	10.11	10.5%		VIIe	6	10
11B	Colo-Ely complex, 0 to 5 percent slopes	8.43	8.7%		IIW	86	68
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	8.18	8.5%		IVe	16	15
78D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	6.75	7.0%		IIIe	49	56
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	5.71	5.9%		IIIe	52	58
281B	Otley silty clay loam, 2 to 5 percent slopes	5.52	5.7%		IIe	91	91
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	5.06	5.2%		IVe	10	15
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	3.13	3.2%		IVe	7	10
273B	Olmitz loam, 2 to 5 percent slopes	2.68	2.8%		IIe	90	72
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	1.49	1.5%		IIIe	82	71
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.96	1.0%		VIe	34	33
W	Water	0.74	0.8%			0	0
280	Mahaska silty clay loam, 0 to 2 percent slopes	0.74	0.8%		IW	94	96
				Weighted Average	*,	50	49.9

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

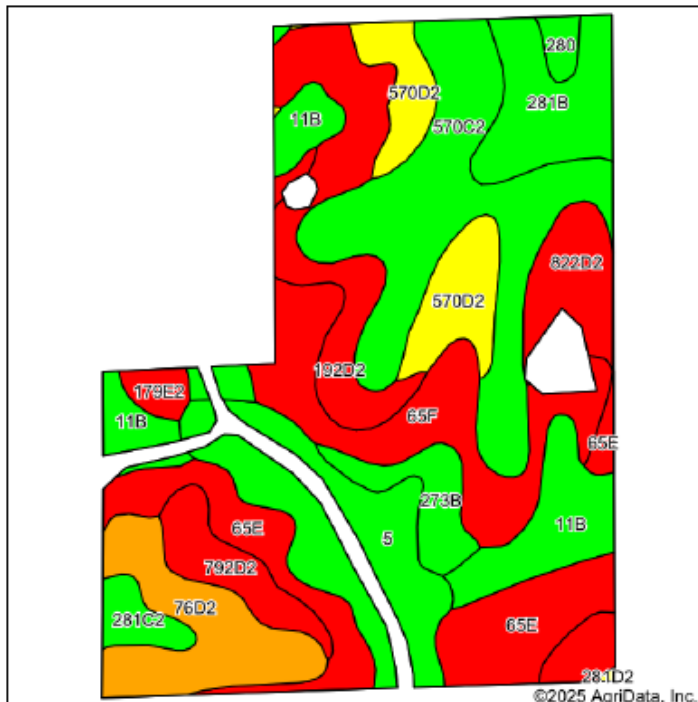
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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





## Parcel #3 | Tillable Soils Map



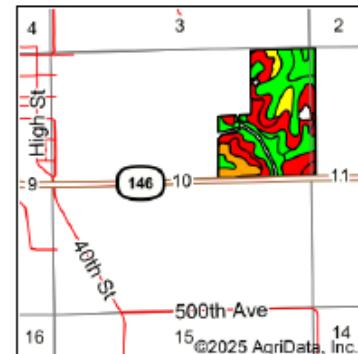
Soils data provided by USDA and NRCS.

Area Symbol: IA157, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	15.70	17.0%		IIIe	72	68	
65E	Lindley loam, 14 to 18 percent slopes	10.29	11.2%		IVe	23	30	
65F	Lindley loam, 18 to 25 percent slopes	9.70	10.5%		VIIe	6	10	
5	Ackmore-Colo complex, 0 to 2 percent slopes	9.02	9.8%		IIw	79	83	
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	7.94	8.6%		IVe	16	15	
11B	Colo-Ely complex, 0 to 5 percent slopes	7.82	8.5%		IIw	86	68	
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	6.75	7.3%		IIIe	49	56	
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	5.71	6.2%		IIIe	52	58	
281B	Otley silty clay loam, 2 to 5 percent slopes	5.52	6.0%		Ile	91	91	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	4.78	5.2%		IVe	10	15	
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	3.13	3.4%		IVe	7	10	
273B	Olmitz loam, 2 to 5 percent slopes	2.68	2.9%		Ile	90	72	
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	1.49	1.6%		IIIe	82	71	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.96	1.0%		VIe	34	33	
280	Mahaska silty clay loam, 0 to 2 percent slopes	0.74	0.8%		Iw	94	96	
Weighted Average						3.45	49.9	49.8

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



State: Iowa  
 County: Poweshiek  
 Location: 10-78N-16W  
 Township: Sugar Creek  
 Acres: 92.23  
 Date: 6/4/2025

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Maps Provided By:





## Parcel #4 Property Information | 121 acres m/l

### ***Legal Description***

*119 acres m/l in the NW ¼ NE ¼ of Section 10 & the W ½ SE ¼ of Section 3, Township 78 North, Range 16 West of the 5th P.M., Poweshiek County, Iowa.*

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

\$2,876/year

### ***Possession***

Possession of the farm will be given at closing.

### ***FSA Data***

Farm Number: 5340

Tract Number: 430

Cropland Acres: 112

Corn Base Acres: 73.12

Corn PLC Yield: 116 bu./acre

Soybean Base Acres: 45.71

Soybean PLC Acres: 47 bu./acre

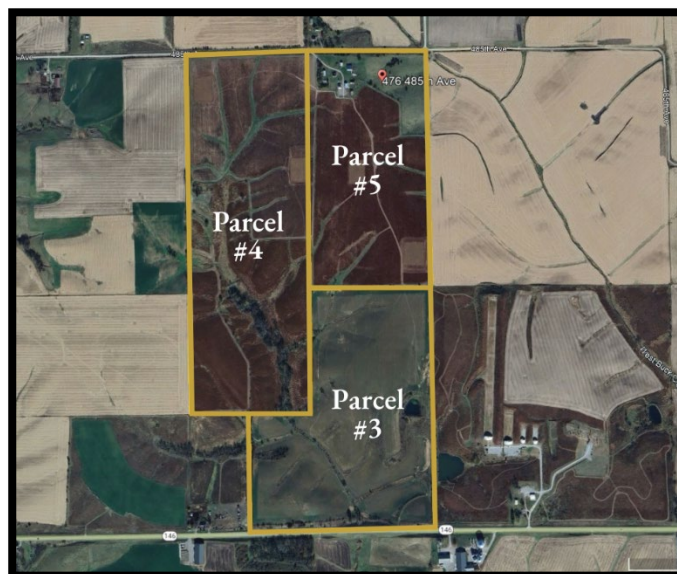
Oat Base Acres: 18.30

Oat PLC Yield: 48 bu./acre

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

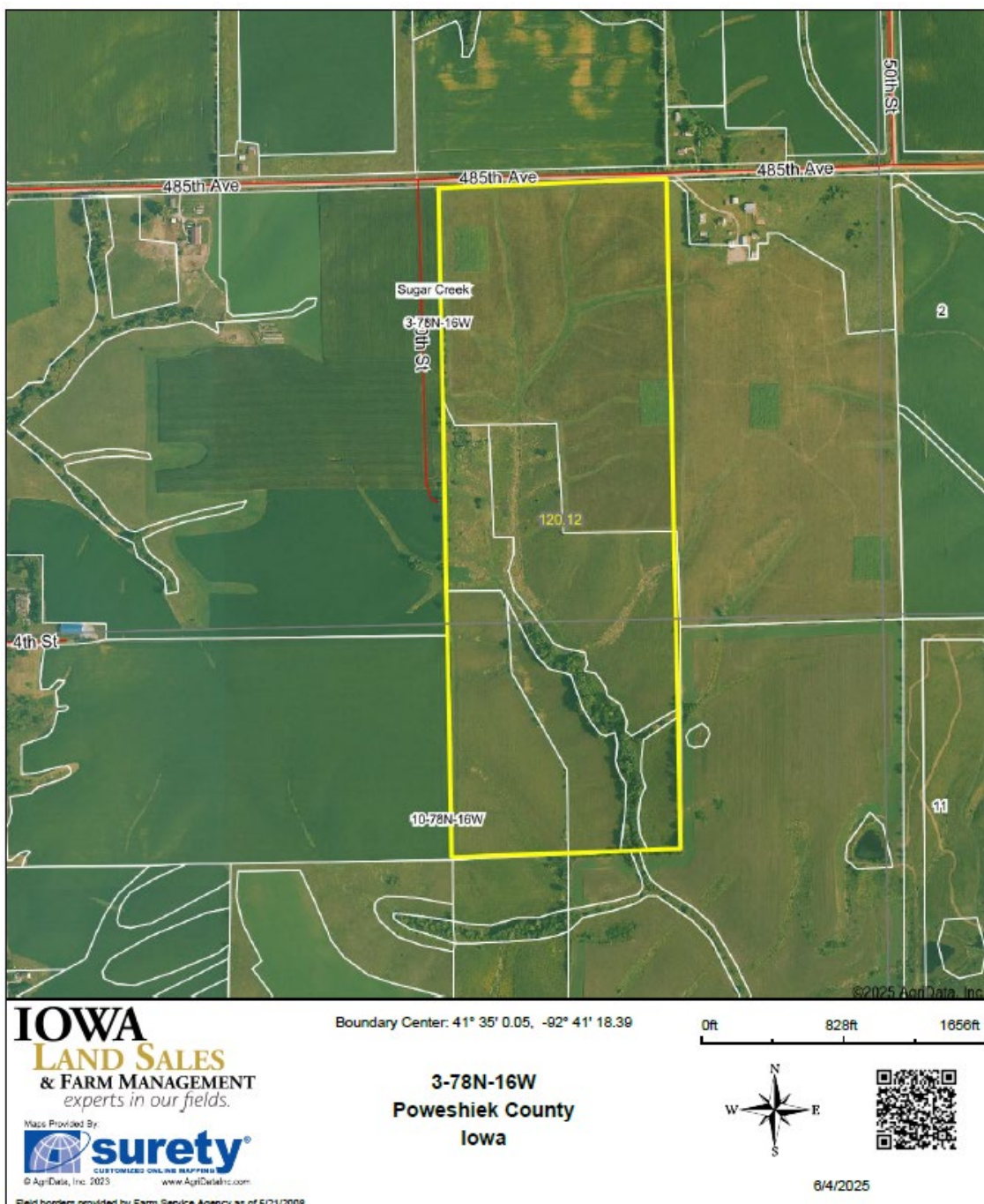
### ***Corn Suitability Rating***

CSR2: 65.6 on Entire Farm per AgriData





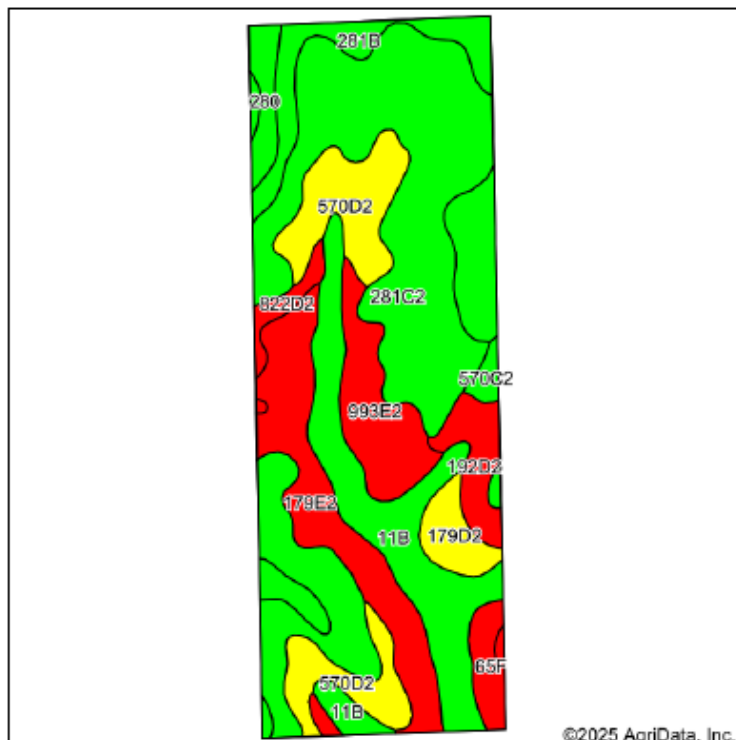
## Parcel #4 | Aerial



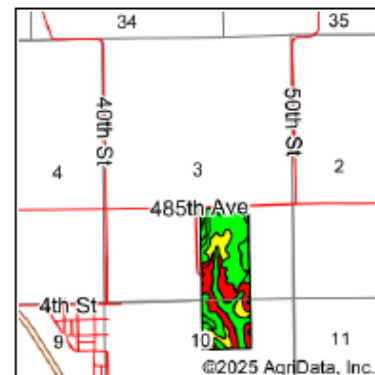




## Parcel #4 | Soils Map



Soils data provided by USDA and NRCS.



State: Iowa  
 County: Poweshiek  
 Location: 3-78N-16W  
 Township: Sugar Creek  
 Acres: 120.12  
 Date: 6/4/2025

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Map Provided By:



Area Symbol: IA157, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	41.87	34.9%		IIIe	82	71
11B	Colo-Ely complex, 0 to 5 percent slopes	16.99	14.1%		IIw	86	68
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	13.30	11.1%		VIe	34	33
281B	Otley silty clay loam, 2 to 5 percent slopes	12.38	10.3%		Ile	91	91
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	12.30	10.2%		IIIe	52	58
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	7.69	6.4%		VIe	24	5
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	4.18	3.5%		IVe	16	15
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	3.12	2.6%		IVe	51	43
280	Mahaska silty clay loam, 0 to 2 percent slopes	2.52	2.1%		Iw	94	98
65F	Lindley loam, 18 to 25 percent slopes	2.51	2.1%		VIIe	6	10
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	2.07	1.7%		IVe	10	15
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	1.19	1.0%		IIIe	72	68
Weighted Average					3.40	65.6	58.5

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Parcel #5 Property Information | 80 acres m/1

### ***Legal Description***

79 acres m/1 in the E 1/2 SE 1/4 of Section 3,  
Township 78 North, Range 16 West of the 5th P.M.,  
Poweshiek County, Iowa.

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

\$3,629 /year

### ***Possession***

Possession of the farm will be given at closing.

### ***Cash Rent Farm Lease***

10 acres of pasture rented for \$750/year.

Lease period beginning March 1, 2025, for a period of 3 years. Tenant may utilize the metal shed barn for equipment storage. Tenant responsible for all costs and expenses for use of the property identified in the Pasture Lease and the metal shed barn including all utilities, insurance for agricultural operations, property or equipment, upkeep and maintenance. The deep well providing water for the livestock will remain intact for the remainder of the pasture lease. Tenant is responsible to maintain the deep well and cover the costs associated for any repairs. In addition, tenant will cover the cost of the electricity for servicing the deep well and all of the outbuildings tenant is occupying.

### ***FSA Data***

Farm Number: 5340

Tract Number: 430

Cropland Acres: 61

Corn Base Acres: 73.12

Corn PLC Yield: 116 bu./acre

Soybean Base Acres: 45.71

Soybean PLC Acres: 47 bu./acre

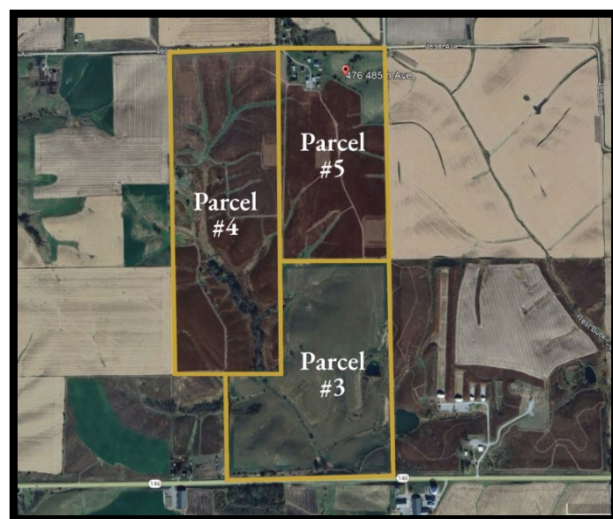
Oat Base Acres: 18.30

Oat PLC Yield: 48 bu./acre

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

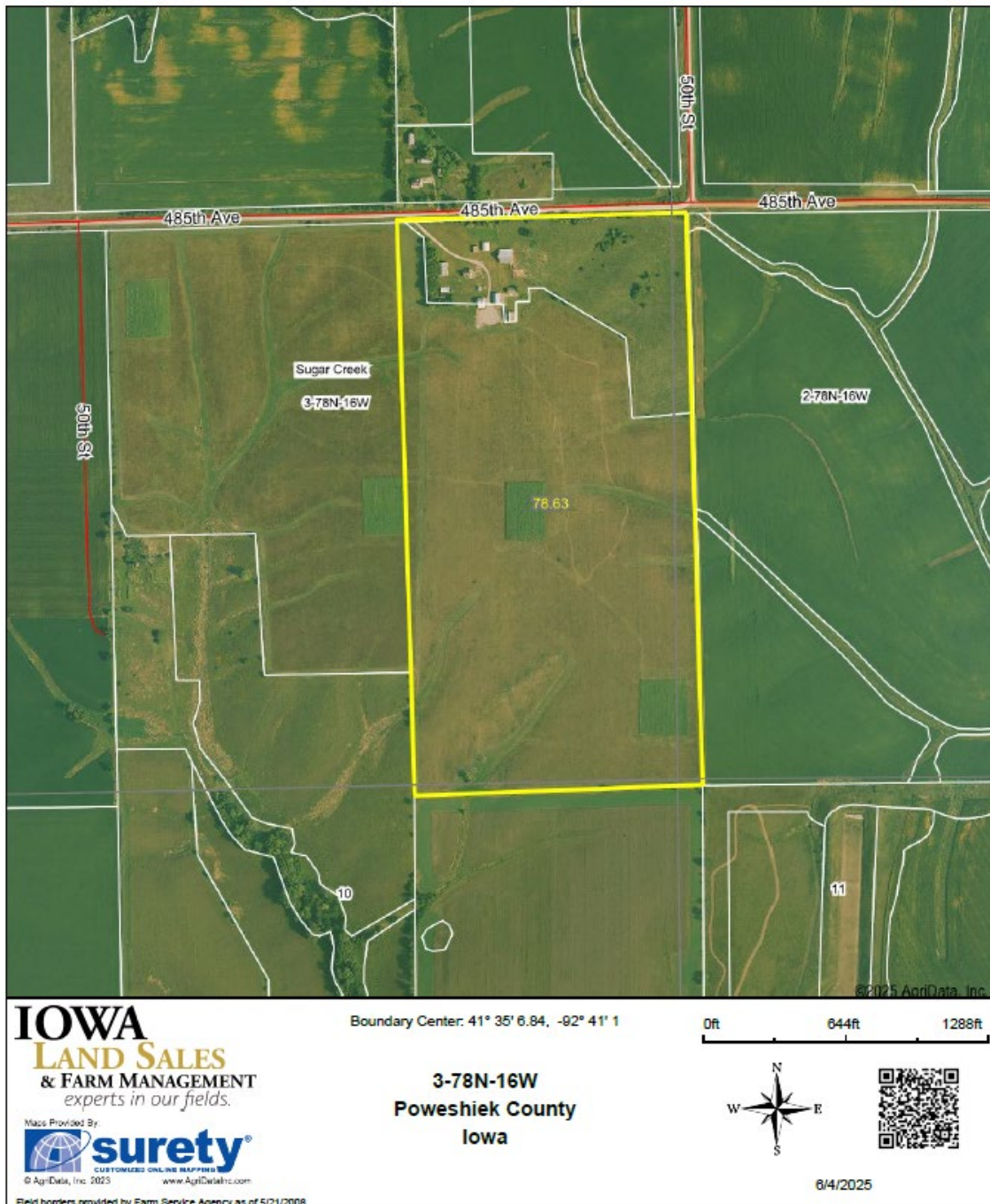
### ***Corn Suitability Rating***

CSR2: 74.8 on Entire Farm & 81.7 on Tillable per AgriData





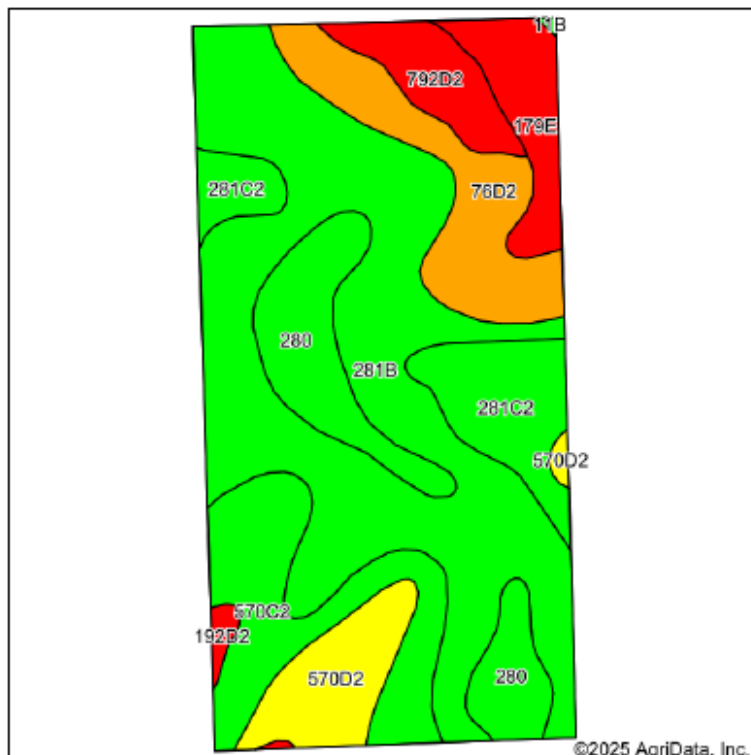
## Parcel #5 | Aerial



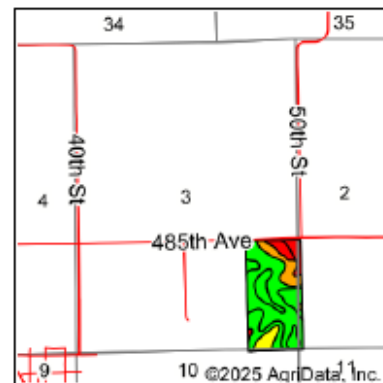




## Parcel #5 | Soils Map



Soils data provided by USDA and NRCS.



State: Iowa  
County: Poweshiek  
Location: 3-78N-16W  
Township: Sugar Creek  
Acres: 78.63  
Date: 6/4/2025

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Map Provided By:

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CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA157, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
281B	Otley silty clay loam, 2 to 5 percent slopes	33.47	42.6%		Ile	91	91
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	9.19	11.7%		IIle	72	68
280	Mahaska silty clay loam, 0 to 2 percent slopes	8.44	10.7%		Iw	94	96
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	7.86	10.0%		IIle	49	56
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	6.83	8.7%		IIle	82	71
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	4.88	6.2%		IIle	52	58
179E	Gara loam, 14 to 18 percent slopes	3.96	5.0%		VIle	38	35
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	3.52	4.5%		IVe	7	10
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	0.48	0.6%		IVe	16	15
Weighted Average						2.56	74.8
							74.7

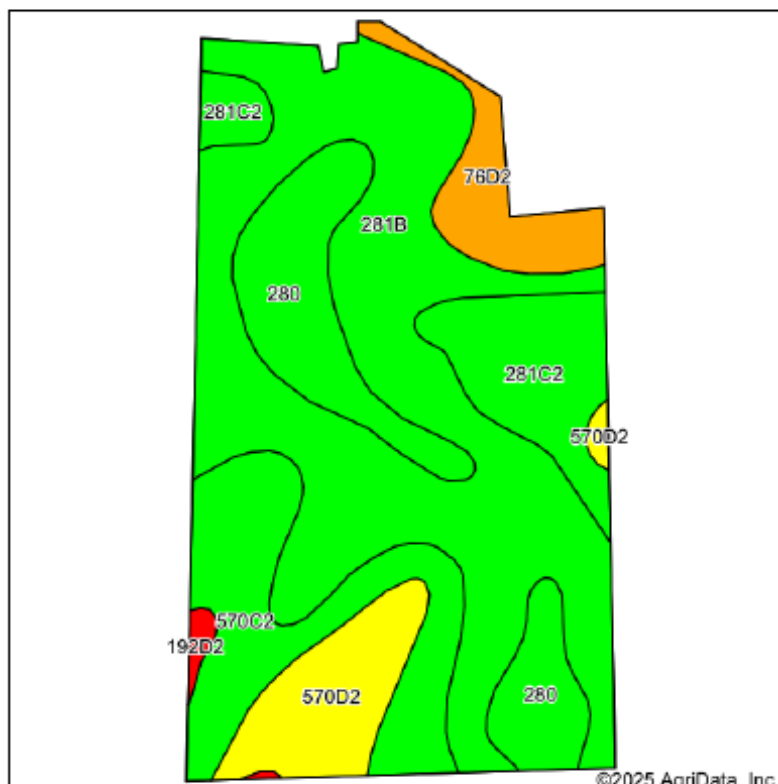
\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

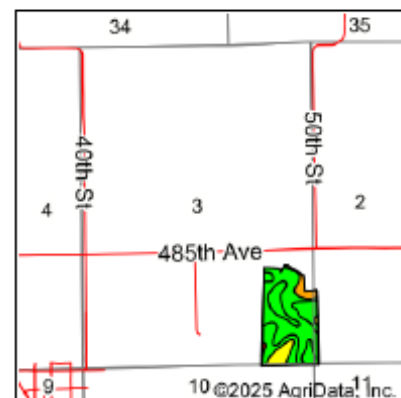


## Parcel #5 | Tillable Soils Map

### Soils Map



Soils data provided by USDA and NRCS.



State: Iowa  
 County: Poweshiek  
 Location: 3-78N-16W  
 Township: Sugar Creek  
 Acres: 60.07  
 Date: 7/3/2025

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Area Symbol: IA157, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
281B	Otley silty clay loam, 2 to 5 percent slopes	27.98	46.5%		Ile	91	91
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	8.85	14.7%		IIle	72	68
280	Mahaska silty clay loam, 0 to 2 percent slopes	8.44	14.1%		Iw	94	96
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	6.17	10.3%		IIle	82	71
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	4.84	8.1%		IIle	52	58
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	3.44	5.7%		IIle	49	56
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	0.35	0.6%		IVe	16	15
Weighted Average					2.26	81.7	81.2

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Parcel #6 Property Information | 40 acres m/l

### *Legal Description*

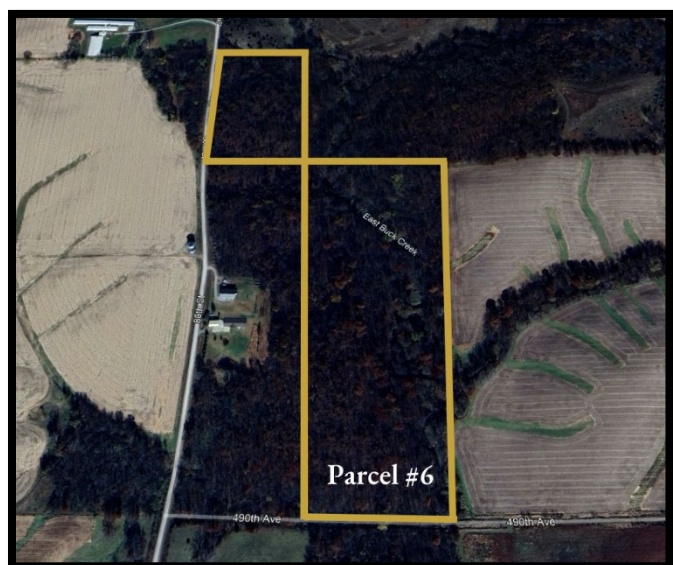
*39.4 acres m/l in the NW 1/4 NE 1/4 SW 1/4, N 1/2 SE 1/4 NE 1/4 SW 1/4, S 1/2 SE 1/4 NE 1/4 SW 1/4, & E 1/2 SE 1/4 SW 1/4 of Section 5, Township 78 North, Range 15 West of the 5th P.M., Poweshiek County, Iowa.*

### *Estimated Net Taxes*

No tax, enrolled in the Forest Reserve Program.

### *Possession*

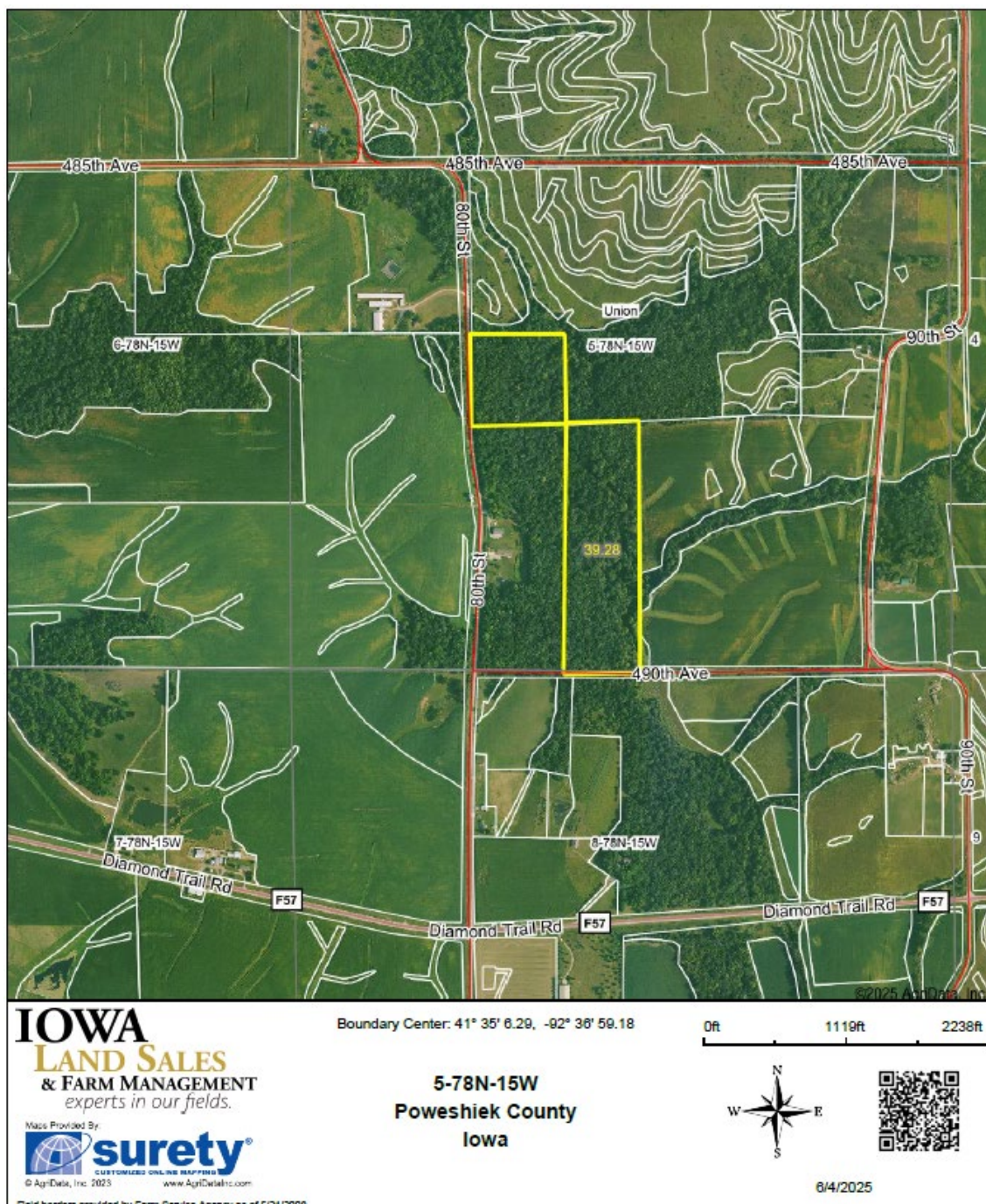
Possession of the farm will be given at closing.







## Parcel #6 | Aerial







# IOWA

## LAND SALES

### & FARM MANAGEMENT

experts in our fields.

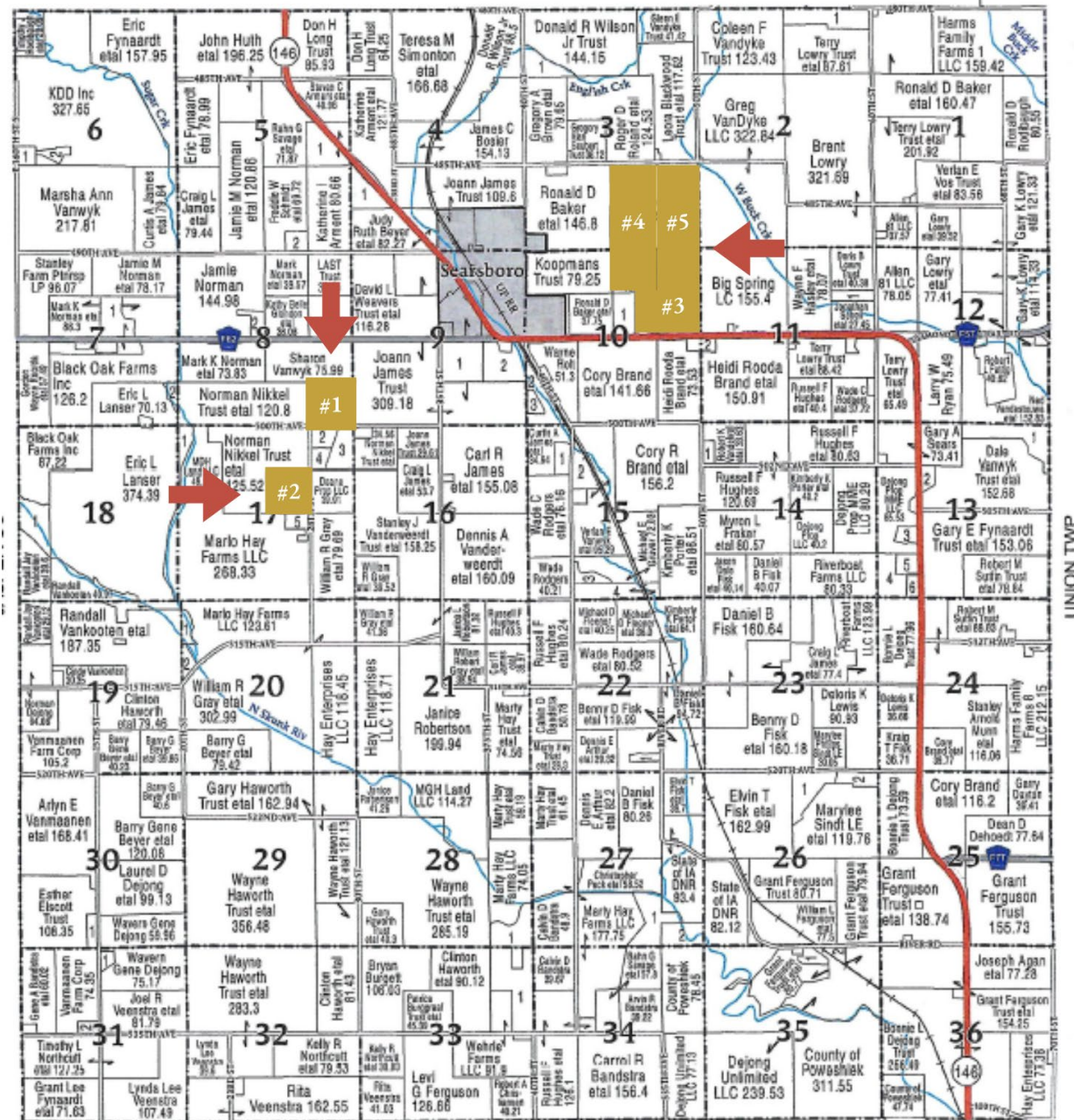
## Plat Map

T-78-N

SUGAR CREEK PLAT  
(Landowners)

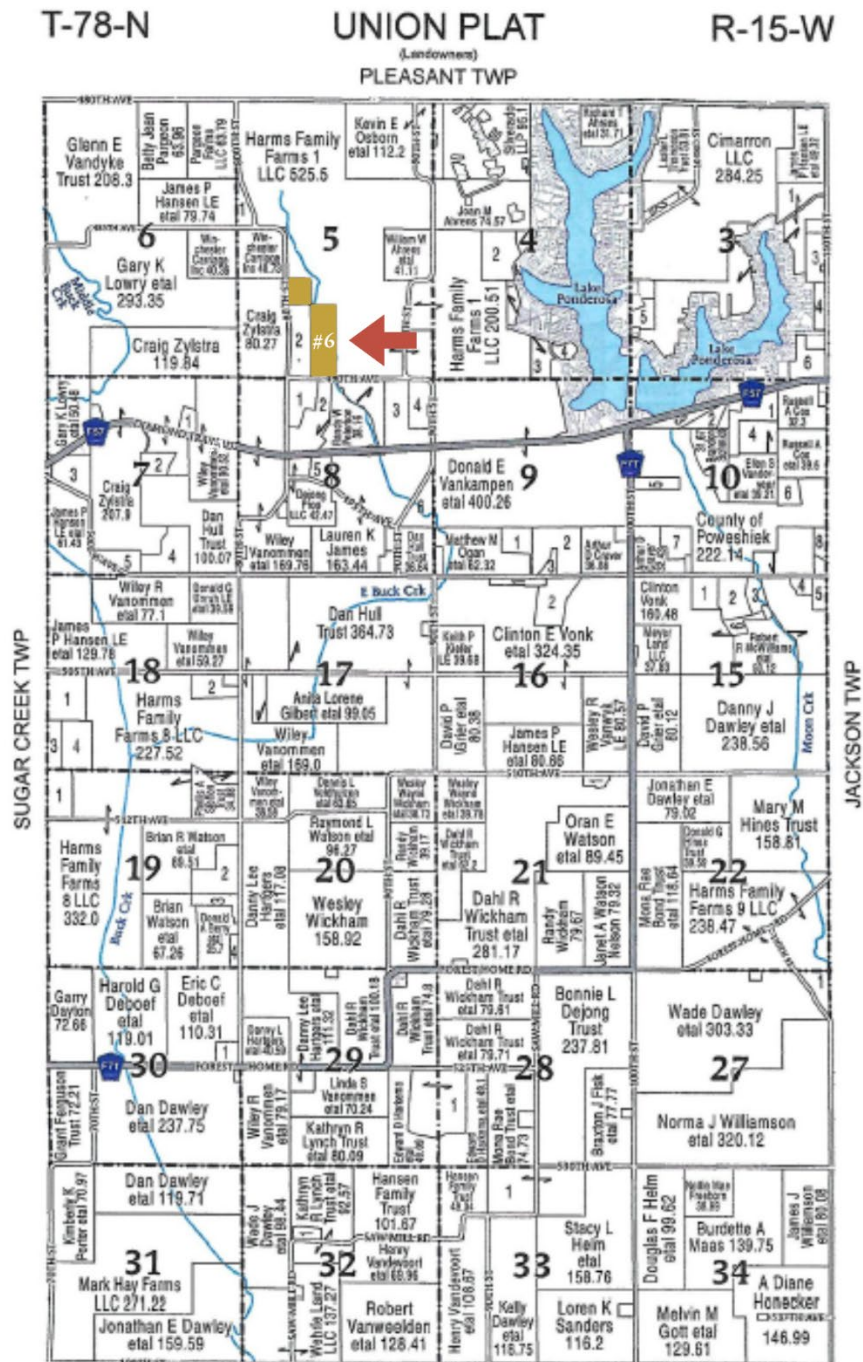
R-16-W

WASHINGTON TWP | PLEASANT TWP





## Plat Map







## Auction Terms & Announcements

**Method:** The property will be offered for sale as 6 individual tracts 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 September 17, 2025. 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 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, August 7, 2025, at 10 a.m. and will end at 11 a.m. on Tuesday, August 12, 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.