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POWESHIEK COUNTY
Simulcast Land Auction

AUCTION DETAILS

Thursday, August 21 @ 10 a.m.
Deep River Community Building
700 Main Street
Deep River, IA 52222

211
acres m/l

ONLINE BIDDING

Opens: August 14 @ 10 a.m.
Closes: August 21



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



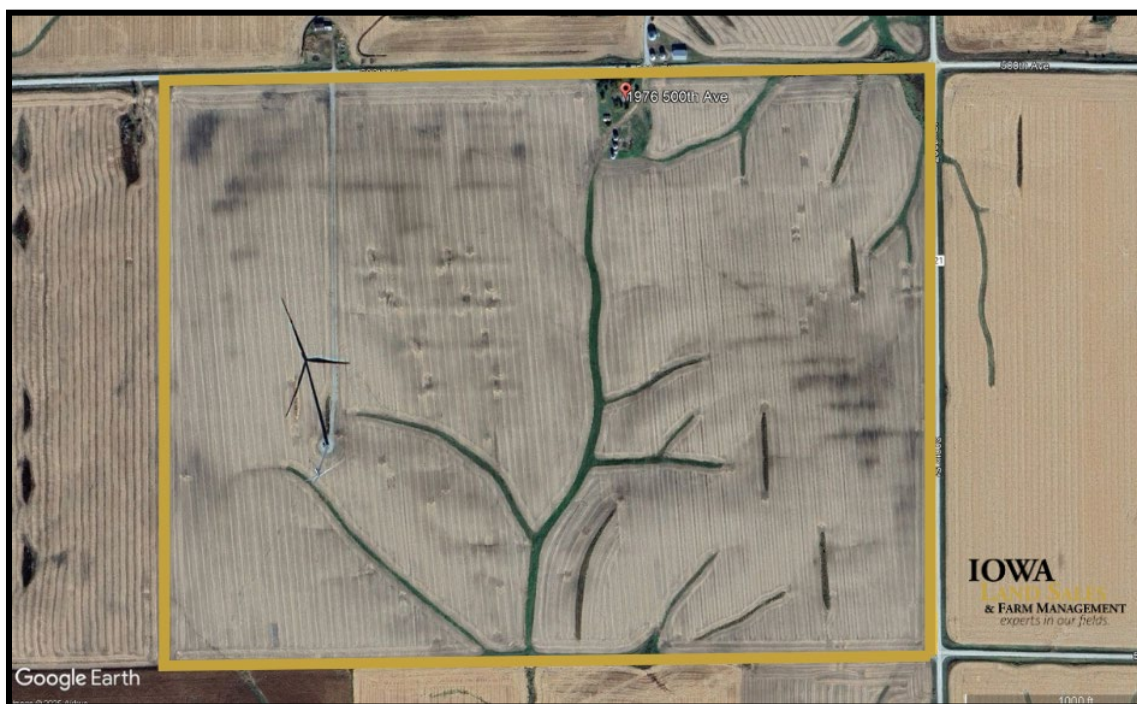
Vince Johnson
641-891-5326
Vince@IowaLandSales.com



211 acres m/l, Section 18 of Deep River Township

Description

211 acres m/l of quality Poweshiek County farmland located in Deep River Township. The farm carries a 71 CSR2 rating, includes a wind turbine lease, has been well maintained and will be available for the 2026 crop year.





Property Information

1976 500th Ave., Deep River, Iowa 52222

Legal Description

160 acres m/l in the NE 1/4 & 51-acres m/l in the NW 1/4 of Section 18, Township 78 North, Range 13 West of the 5th P.M., Poweshiek County, Iowa.

Estimated Net Taxes

\$6,360/year

Possession

Possession of the farm will be given at closing.

Utilities:

Poweshiek County Water

Mid-American Energy

Grain Storage: *Approximately 12,000 bushels*

2025 Wind Turbine Payment: *\$15,184*

FSA Data

Farm Number: 3675

Tract Number: 9137

Cropland Acres: 199.74

Corn Base Acres: 104.30

Corn PLC Yield: 163 bu./acre

Soybeans Base Acres: 92.40

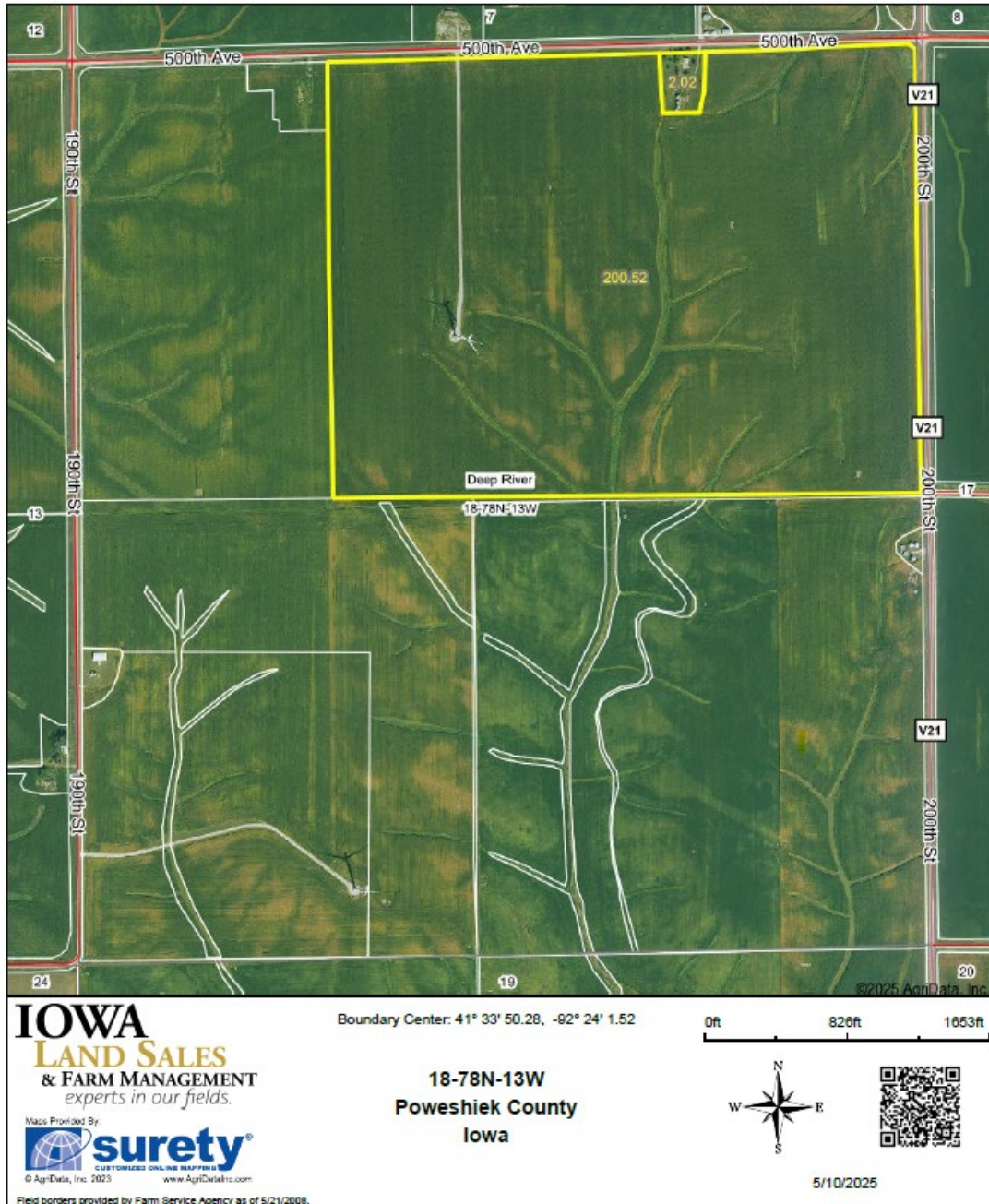
Soybeans PLC Yield: 52 bu./acre

Corn Suitability Rating

CSR2: 71 on Entire Farm per AgriData

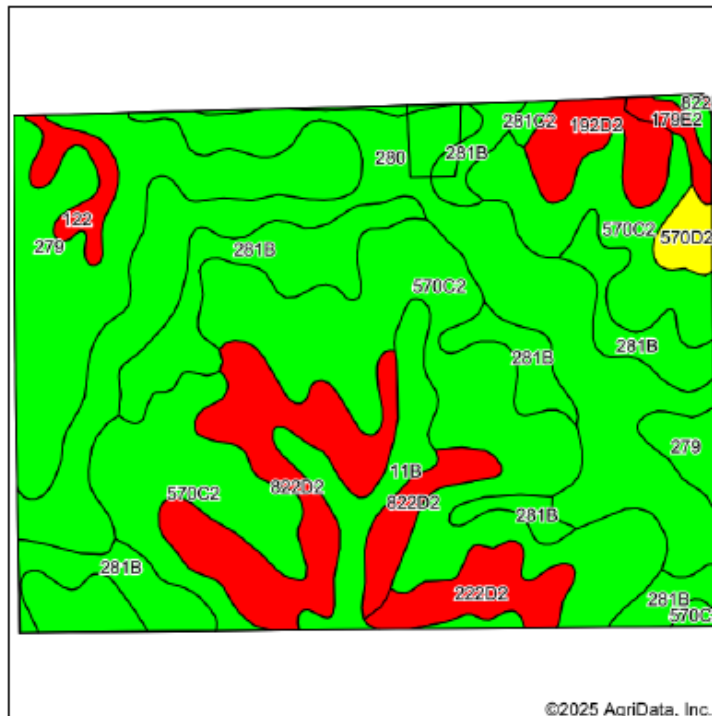


Aerial

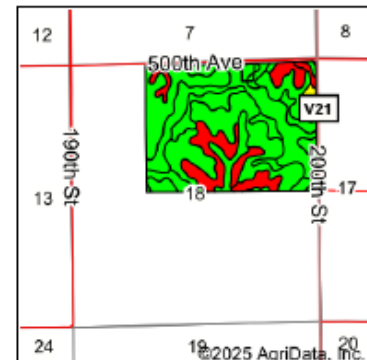




Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Poweshiek
Location: 18-78N-13W
Township: Deep River
Acres: 202.54
Date: 5/10/2025

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Maps 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	62.22	30.6%		IIIe	72	68
280	Mahaska silty clay loam, 0 to 2 percent slopes	39.61	19.6%		Iw	94	96
281B	Otley silty clay loam, 2 to 5 percent slopes	27.72	13.7%		IIe	91	91
279	Taintor silty clay loam, 0 to 2 percent slopes	26.15	12.9%		IIw	83	89
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	19.61	9.7%		IVe	10	15
11B	Colo-Ely complex, 0 to 5 percent slopes	8.98	4.4%		IIw	86	68
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	5.59	2.8%		IVe	21	10
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	5.41	2.7%		IVe	16	15
122	Sperry silt loam, depressional, 0 to 1 percent slopes	3.03	1.5%		IIIw	36	63
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	2.06	1.0%		IIIe	52	58
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	1.53	0.8%		VIe	34	33
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	0.63	0.3%		IIIe	82	71
Weighted Average						2.47	71
						71	70.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Plat Map

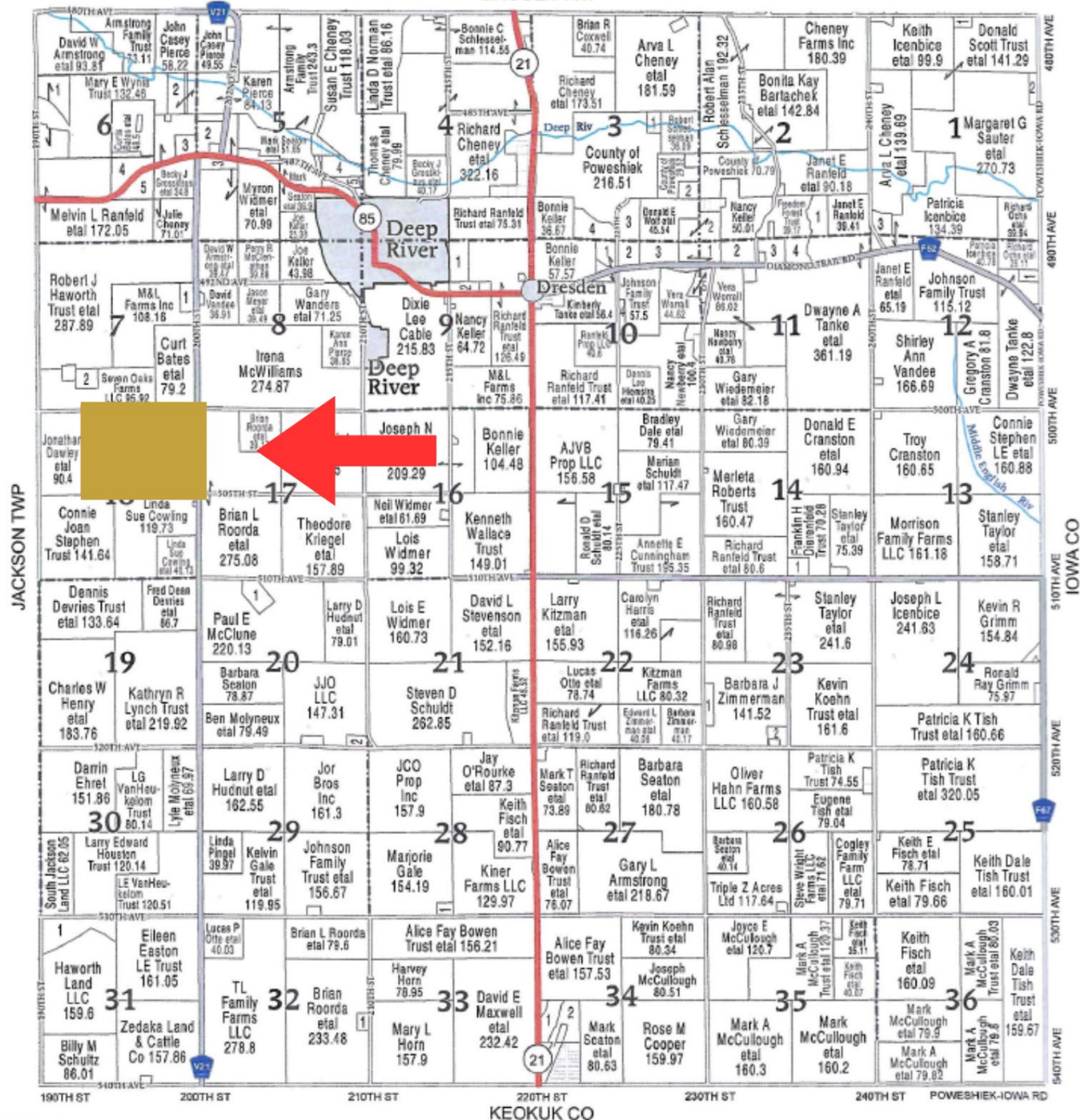
T-78-N

DEEP RIVER PLAT

R-13-W

(Landowners)

LINCOLN TWP





Auction Terms & Announcements

Method: This property will be offered for sale as one 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 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 15, 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 Tuesday, August 14, 2025, at 10 a.m. and will end at 11 a.m. on Thursday, August 21, 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.