

IOWA LAND SALES & FARM MANAGEMENT

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POWESHIEK COUNTY

Simulcast Land Auction

DETAILS

Tuesday, September 30, 2025 @ 10 a.m.
Michael J. Manatt Community Center
105 Jackson Street
Brooklyn, Iowa 52211

Online Bidding Available

73.1
acres m/l

1 PARCEL



Matt Mann
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641-891-5326

Vince@IowaLandSales.com



73.1 acres m/1 – Section 23 of Scott Township in Poweshiek County

Description

73.1 acres m/1 of quality Poweshiek County land being offered for sale as an individual parcel. The property has a high percentage of tillable land with a 73.8 CSR2, along with annual revenue for participating in the area wind project. The cropland will be available for the 2026 crop year. A rare opportunity to acquire a high-quality farm along a paved road south of Brooklyn in Poweshiek County.





Property Information | 73.1 acres m/1

Legal Description

Poweshiek County – 73.1 acres m/1 located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Except Parcel A & the NW $\frac{1}{4}$ SW $\frac{1}{4}$ in Section 23, Township 79 North, Range 14 West of the 5th P.M., Poweshiek County, Iowa.

Corn Suitability Rating

CSR2: 73.8 on Entire Farm per AgriData.

FSA Data

Farm Number: 3839

Tract Number: 917

Cropland Acres: 69.17

Corn Base Acres: 36.40

Corn PLC Yield: 182

Soybean Base Acres: 32.77

Soybean PLC Yield: 52

2025 Farm Program Election: Corn & Soybeans are enrolled under the ARC-County farm program.

Estimated Net Taxes

Taxes Payable 2025-2026: \$2,354.00

Net Taxable Acres: 73.1

Possession

Possession of the property will be given at closing subject to the existing farm lease. The 2025 farm lease will be terminated, and the cropland will be available for the 2026 crop year.

Wind Easement

The subject property has a wind easement as part of the North English Wind Project with an access road and underground collection lines servicing the wind turbines on adjoining properties. These facilities are currently generating \$4,918.52 of annual income that will be paid March 1st, 2026, to the buyer. The annual payment will rise 1.5% annually each year of the lease. A copy of the wind lease is provided on the Iowa Land Sales website for review.

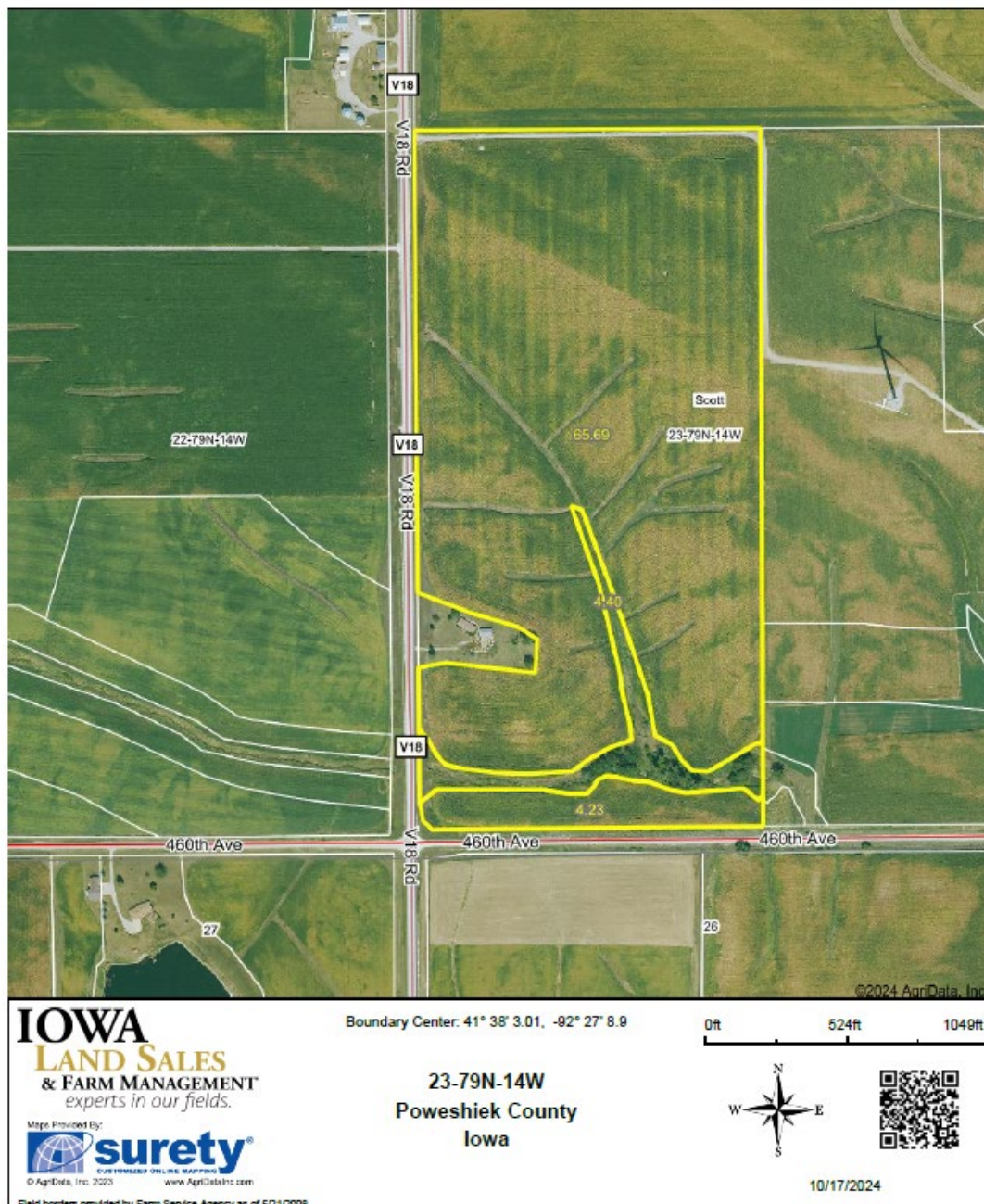
Directions

From the Brooklyn exit along Interstate 80, travel south on Highway V18 for 4 miles and the subject property will be located on the east side of the pavement. Look for the Iowa Land Sales & Farm Management for sale signs.



Aerial

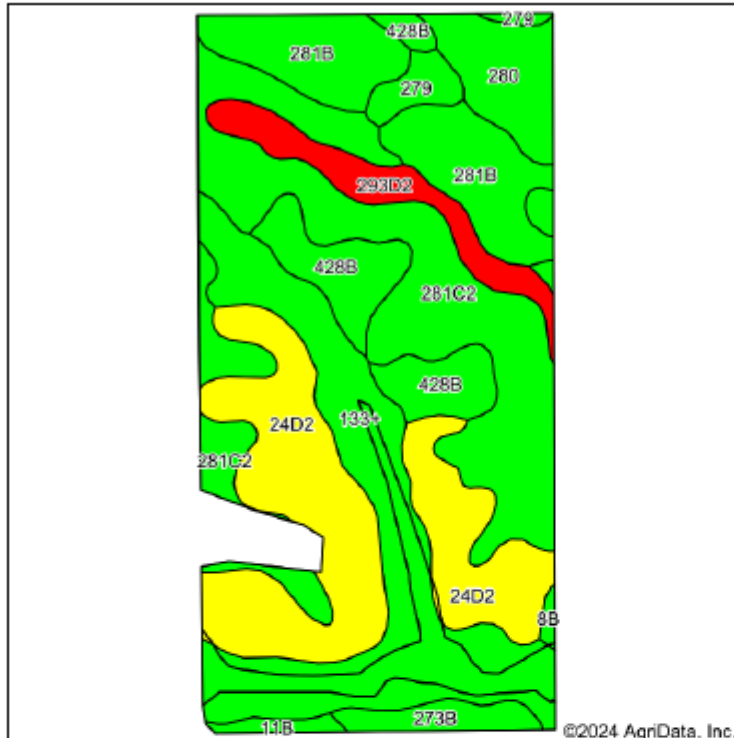
Aerial Map





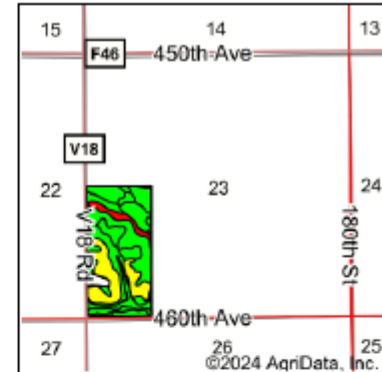
Soils Map – Entire Farm

Soils Map



Soils data provided by USDA and NRCS.

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State: Iowa
County: Poweshiek
Location: 23-79N-14W
Township: Scott
Acres: 74.32
Date: 10/17/2024

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Map Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA157, Soil Area Version: 27

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	18.69	25.2%		IIIe	82	71
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	15.89	21.4%		IIIe	51	49
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	14.67	19.7%		IIw	78	85
281B	Otley silty clay loam, 2 to 5 percent slopes	8.57	11.5%		Ile	91	91
428B	Ely silty clay loam, 2 to 5 percent slopes	5.44	7.3%		Ile	88	88
293D2	Chelsea-Ladoga complex, 9 to 14 percent slopes, eroded	3.77	5.1%		VIIs	21	28
280	Mahaska silty clay loam, 0 to 2 percent slopes	3.62	4.9%		Iw	94	96
273B	Olmitz loam, 2 to 5 percent slopes	1.52	2.0%		Ile	90	72
279	Taintor silty clay loam, 0 to 2 percent slopes	1.42	1.9%		IIw	83	89
11B	Colo-Ely complex, 0 to 5 percent slopes	0.52	0.7%		IIw	86	68
8B	Judson silty clay loam, 2 to 5 percent slopes	0.21	0.3%		Ile	84	90
Weighted Average					2.62	73.8	72

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



FSA Aerial



Poweshiek County, Iowa



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

Wetland Determination Identifiers
 ● Restricted Use
 ▲ Limited Restrictions
 ■ Exempt from Conservation
 ■ Compliance Provisions

Tract Cropland Total: 69.17 acres

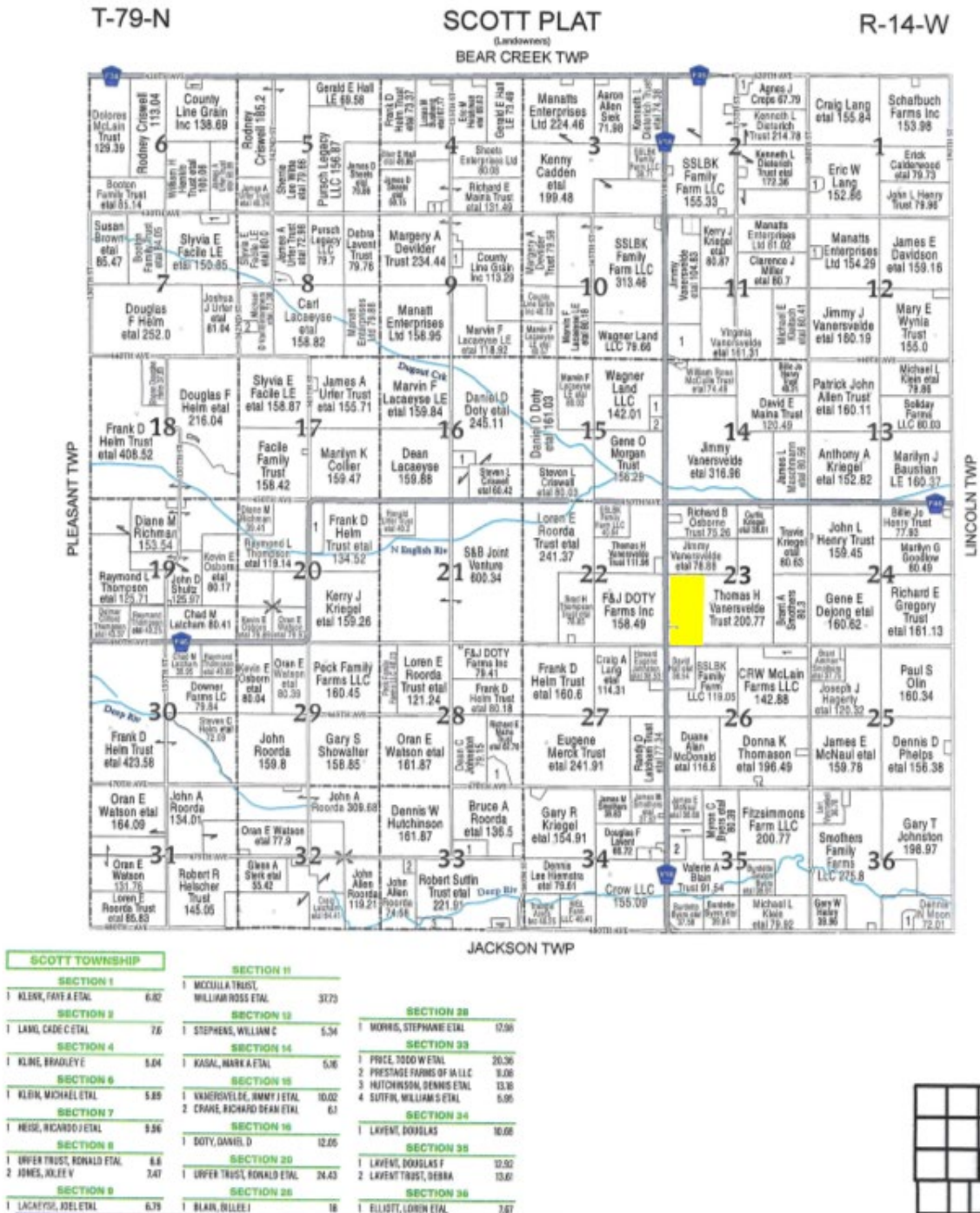
2025 Program Year
 Map Created April 10, 2025
Farm 3839
Tract 917

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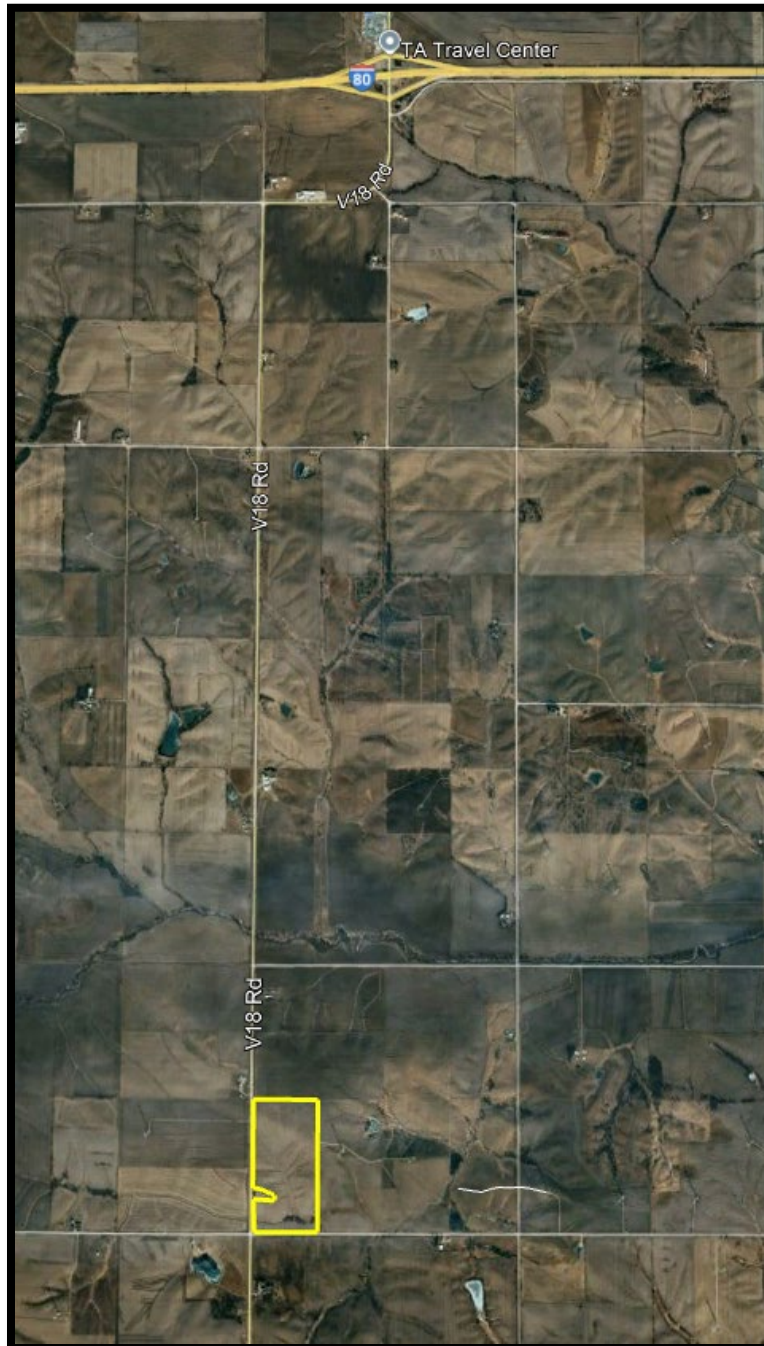


Plat Map | Scott Township





Location Map





Auction Terms & Announcements

Method: This property will be offered for sale as an individual parcel. 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 check. High bidder will enter 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 November 14, 2025. Balance of purchase price will be payable in 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 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>

Online bidding will begin Thursday, September 25, at 10 am. The live auction will begin at 10 am on Tuesday, September 30, 2025, and online bidding will be simultaneous, concluding at the end of the live auction.

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.