

# IOWA LAND SALES & FARM MANAGEMENT

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## JASPER COUNTY Simulcast Land Auction

### DETAILS

Thursday, November 6, 2025 @ 10 a.m.

**Poweshiek County Fairgrounds**

425 East Street South

Grinnell, Iowa 50112

**Online Bidding Available**

**743.1**  
acres m/l

**7 PARCELS**



Matt Mann  
641-990-4016

[Matt@IowaLandSales.com](mailto:Matt@IowaLandSales.com)



Vince Johnson  
641-891-5326

[Vince@IowaLandSales.com](mailto:Vince@IowaLandSales.com)



## **Offered in 7 parcels**

Parcel 1 – 78.2 acres m/l, Section 24, Mariposa Township, Jasper County

Parcel 2 – 75.4 acres m/l – Section 24, Mariposa Township, Jasper County

Parcel 3 – 38.1 acres m/l – Section 13, Mariposa Township, Jasper County

Parcel 4 – 156 acres m/l – Section 13, Mariposa Township, Jasper County

Parcel 5 – 77 acres m/l – Section 18, Hickory Grove Township, Jasper County

Parcel 6 – 153.4 acres m/l – Section 23, Mariposa Township, Jasper County

Parcel 7 – 165 acres m/l – Section 19, Hickory Grove Township, Jasper County

## **Description**

743.1 acres m/l of quality Jasper County land being offered for sale as 7 individual parcels. Each tract has been well-maintained and will be available for the 2026 crop year. This sale offers a unique opportunity to purchase highly tillable farms relatively close together in Jasper County.



## Property Information | Parcel 1 | 78.2 acres m/1

### ***Legal Description***

Jasper County – 78.2 acres m/1 in the E ½ NW ¼  
in Section 24, Township 81 North, Range 18  
West of the 5th P.M., Jasper County, Iowa (Final  
Legal Description will be determined from Abstract).

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

Taxes Payable 2025-2026: \$4,202.00  
Net Taxable Acres: 78.2



### ***Possession***

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

### ***FSA Data***

Farm Number: 5169

Tract Number: 10110

Cropland Acres: 77.85

Corn Base Acres: 44.46

Corn PLC Yield: 159 bu./acre

Soybean Base Acres: 21.09

Soybean PLC Yield: 53 bu./acre

Oats Base Acres: 11.14

Oats PLC Yield: 55 bu./acre

The 77.85 acres of cropland is classified as NHEL.

2025 Farm Program Election: Corn, Soybeans and Oats are enrolled under the ARC County farm program.

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

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

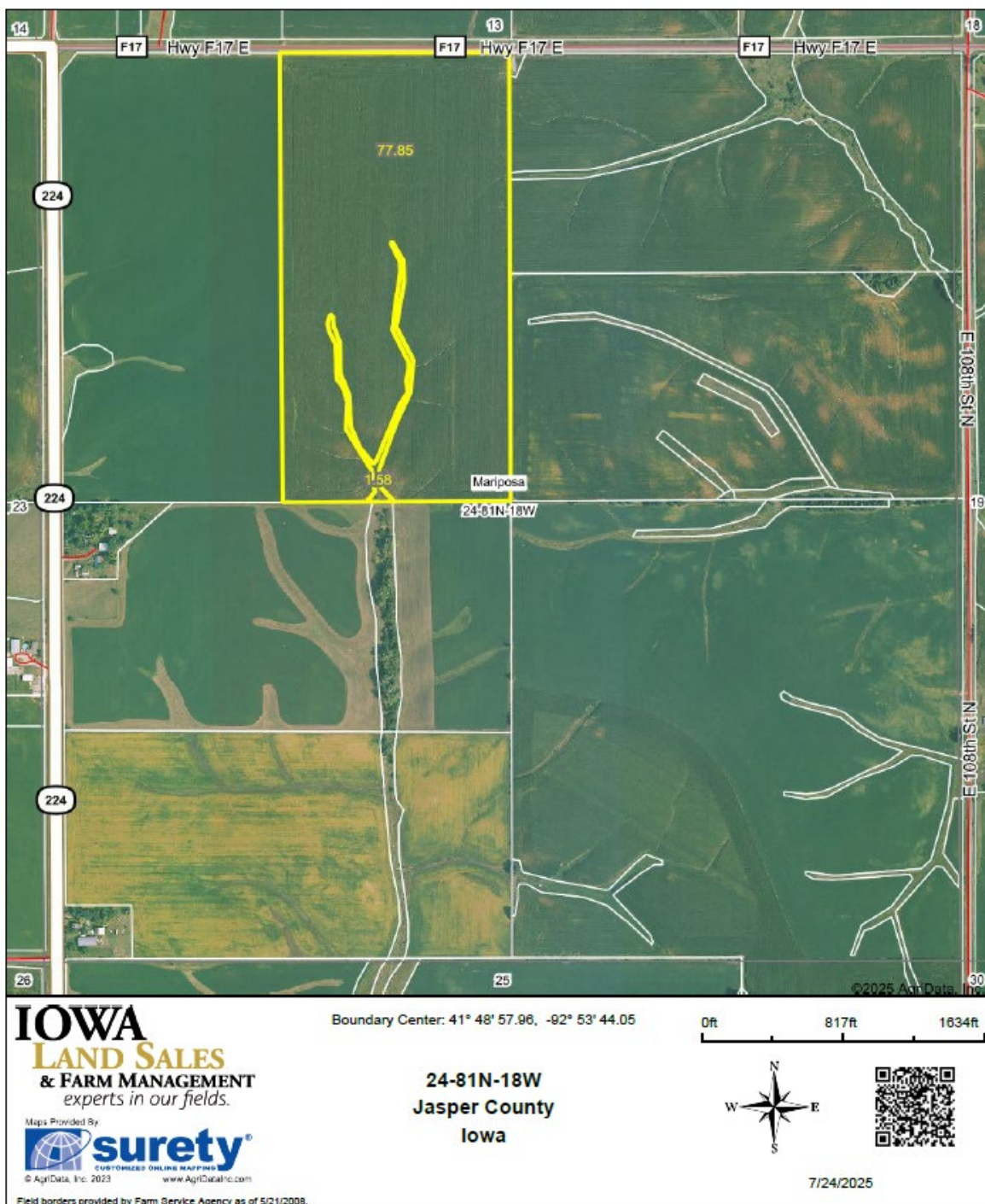
CSR2: 95.2 on the Entire Farm per AgriData.

CSR2: 95.3 on the Cropland per AgriData.





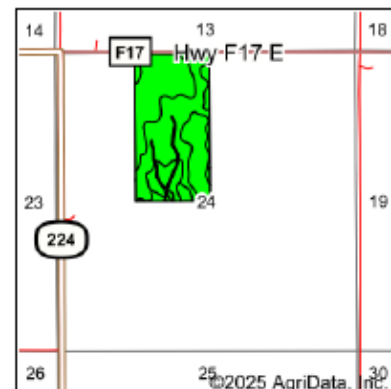
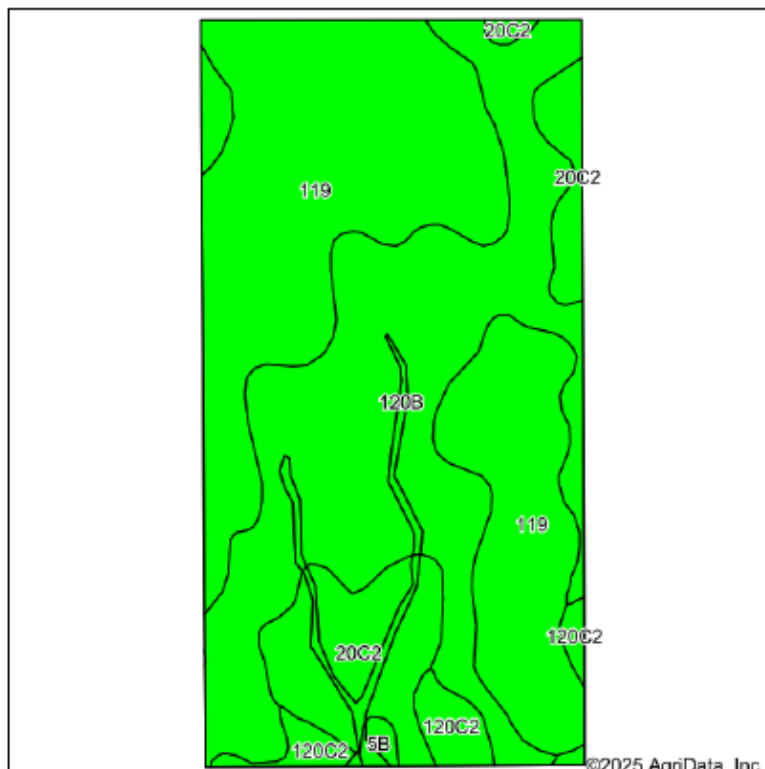
## Aerial | Parcel 1 | 78.2 acres m/1





## Soils Map | Parcel 1 | 78.2 acres m/1

### Soils Map



State: Iowa  
 County: Jasper  
 Location: 24-81N-18W  
 Township: Mariposa  
 Acres: 79.43  
 Date: 7/24/2025

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Area Symbol: IA090, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
119	Muscatine silty clay loam, 0 to 2 percent slopes	35.50	44.6%		lw	100	98
120B	Tama silty clay loam, 2 to 5 percent slopes	31.19	39.3%		lle	95	93
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	9.47	11.9%		llle	81	73
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	2.82	3.6%		llle	87	76
5B	Ackmore-Colo complex, 2 to 5 percent slopes	0.45	0.6%		llw	77	68
Weighted Average					1.71	95.2	92.1

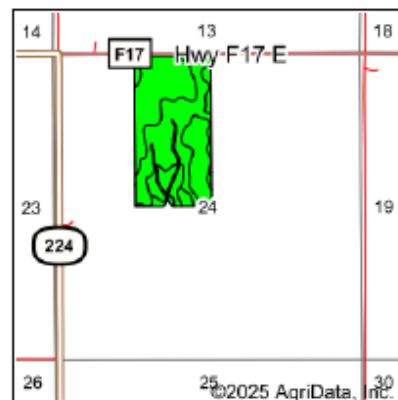
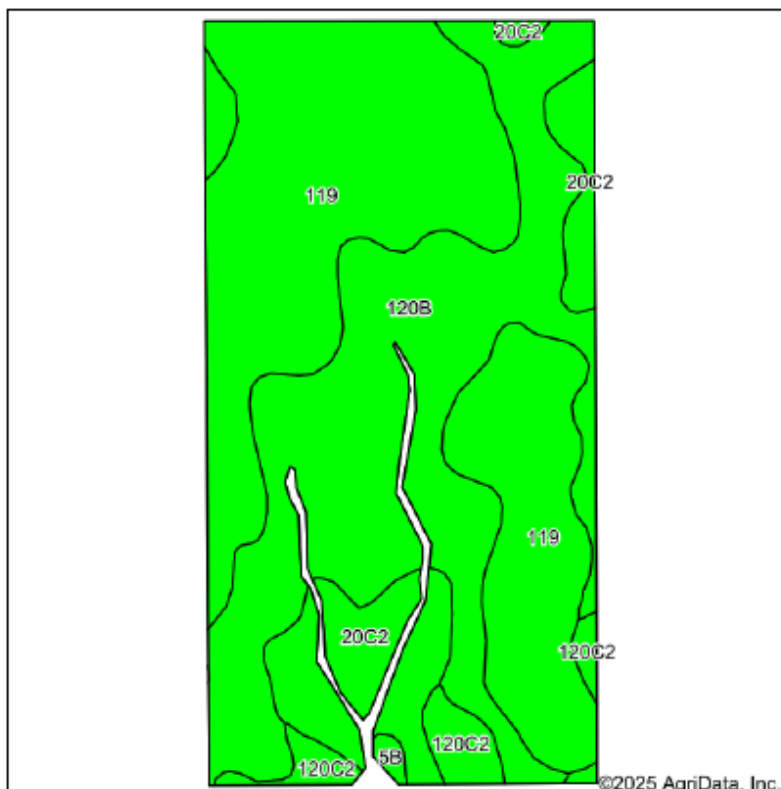
\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Cropland Soils Map | Parcel 1 | 78.2 acres m/l

### Soils Map



State: **Iowa**  
 County: **Jasper**  
 Location: **24-81N-18W**  
 Township: **Mariposa**  
 Acres: **77.85**  
 Date: **7/24/2025**

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Area Symbol: IA099, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
119	Muscatine silty clay loam, 0 to 2 percent slopes	35.50	45.5%		lw	100	98
120B	Tama silty clay loam, 2 to 5 percent slopes	30.50	39.2%		lle	95	93
20C2	Kilduff silty clay loam, 5 to 9 percent slopes, eroded	8.77	11.3%		llle	81	73
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	2.78	3.6%		llle	87	76
5B	Ackmore-Colo complex, 2 to 5 percent slopes	0.30	0.4%		llw	77	68
Weighted Average					1.69	95.3	92.3

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method





## Property Information | Parcel 2 | 75.4 acres m/1

### ***Legal Description***

*Jasper County* – 75.4 acres m/1 in the N ½ NE ¼  
in Section 24, Township 81 North, Range 18  
West of the 5th P.M., Jasper County, Iowa (Final  
Legal Description will be determined from Abstract).

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

Taxes Payable 2025-2026: \$2,884.00  
Net Taxable Acres: 75.4



### ***Possession***

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

### ***FSA Data***

Farm Number: 5169  
Tract Number: 10108  
Cropland Acres: 70.42  
Corn Base Acres: 40.17  
Corn PLC Yield: 159 bu./acre  
Soybean Base Acres: 19.05  
Soybean PLC Yield: 53 bu./acre  
Oats Base Acres: 10.07  
Oats PLC Yield: 55 bu./acre

The 70.42 acres of cropland is classified as HEL.

2025 Farm Program Election: Corn, Soybeans and Oats are enrolled under the ARC County farm program.

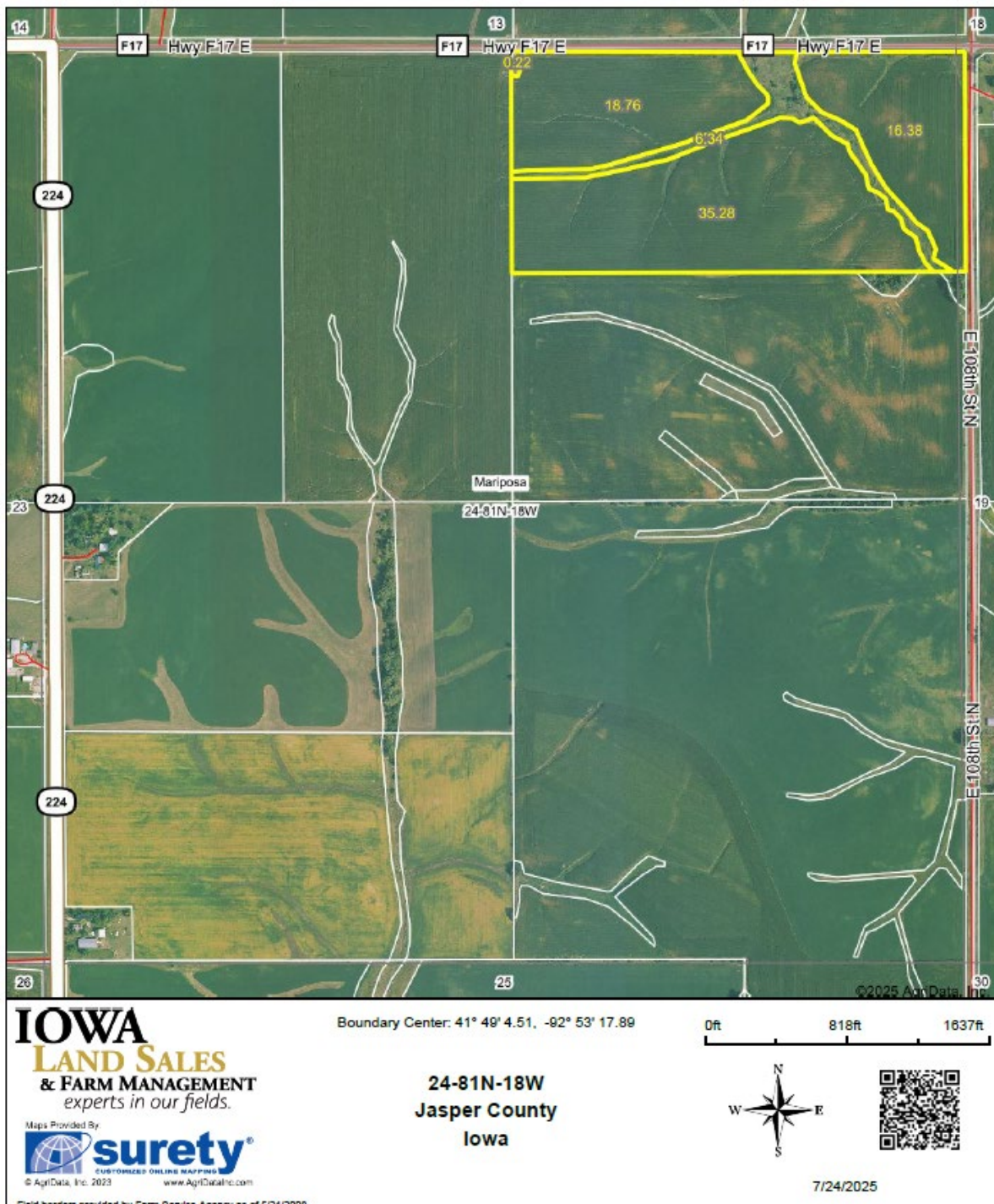
*\*Information is estimated pending a reconstitution of farm by the Jasper County FSA Office.*

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

CSR2: 69.5 on the Entire Farm per AgriData.  
CSR2: 68.9 on the Cropland per AgriData.



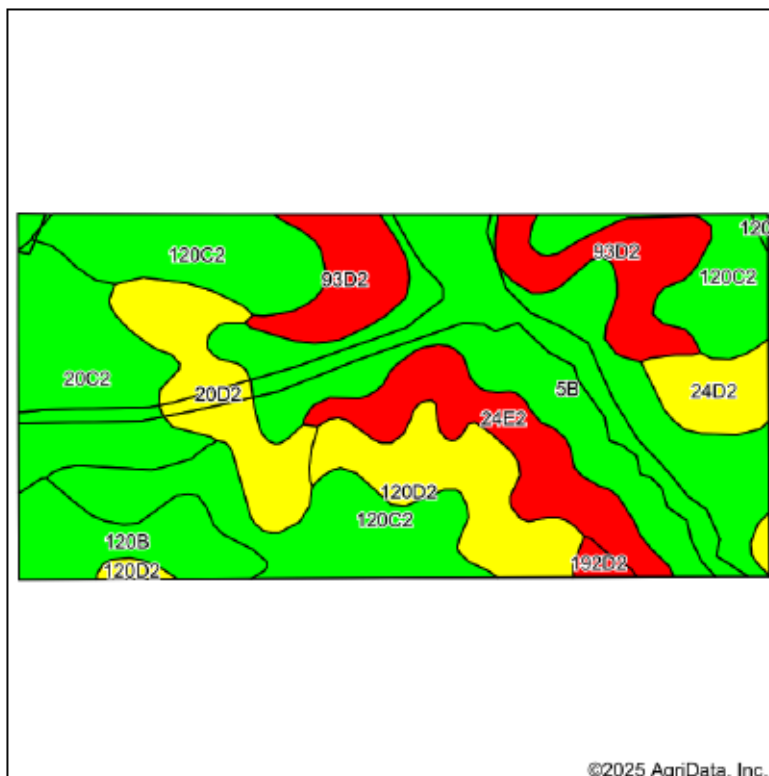
## Aerial | Parcel 2 | 75.4 acres m/l



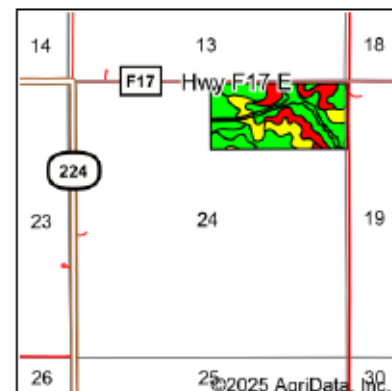




## Soils Map | Parcel 2 | 75.4 acres m/1



Soils data provided by USDA and NRCS.



State: Iowa  
 County: Jasper  
 Location: 24-81N-18W  
 Township: Mariposa  
 Acres: 76.98  
 Date: 7/24/2025

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Area Symbol: IA099, Soil Area Version: 30

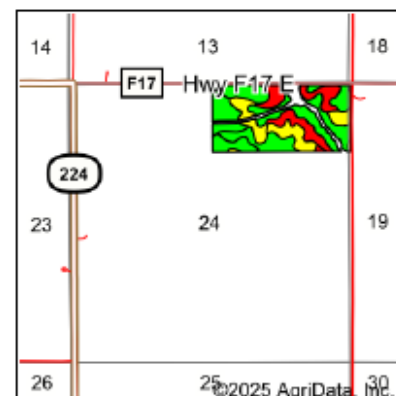
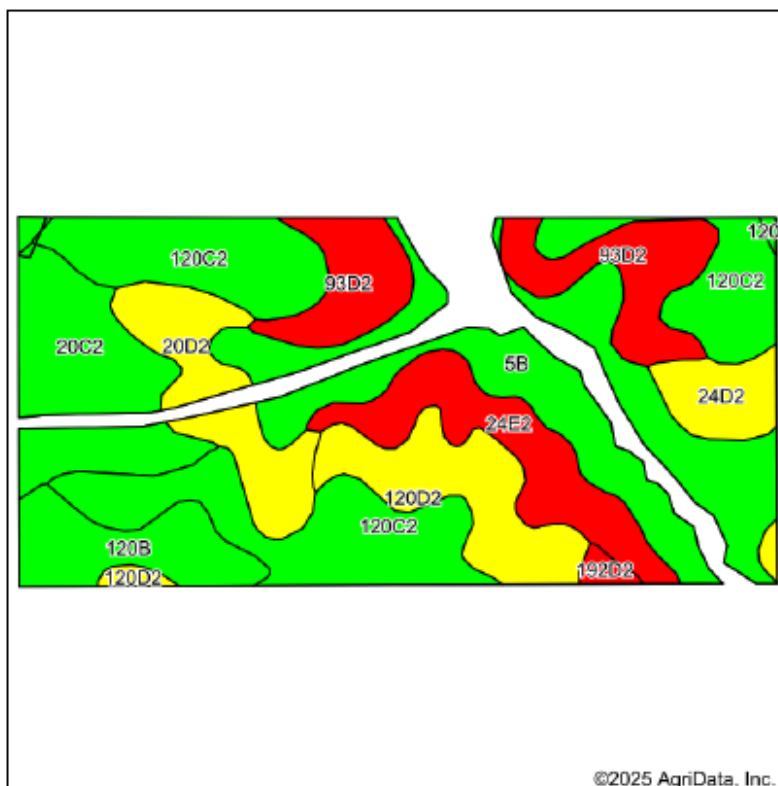
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
5B	Ackmore-Colo complex, 2 to 5 percent slopes	19.21	25.1%		IIw	77	68
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	17.02	22.1%		IIIe	87	76
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	8.04	10.4%		IIIe	81	73
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	7.61	9.9%		IIIe	35	25
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	5.98	7.8%		IIIe	62	66
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	5.88	7.6%		IVe	37	38
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	5.64	7.3%		IIIe	55	63
120B	Tama silty clay loam, 2 to 5 percent slopes	4.56	5.9%		IIe	95	93
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	2.62	3.4%		IIIe	52	48
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	0.42	0.5%		IVe	10	15
Weighted Average					2.77	69.5	63.7

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Cropland Soils Map | Parcel 2 | 75.4 acres m/1



State: Iowa  
 County: Jasper  
 Location: 24-81N-18W  
 Township: Mariposa  
 Acres: 70.64  
 Date: 7/24/2025

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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	17.04	24.1%		IIIe	87	76
5B	Ackmore-Colo complex, 2 to 5 percent slopes	13.77	19.5%		IIw	77	68
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	7.61	10.8%		IIIe	35	25
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	7.50	10.6%		IIIe	81	73
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	5.98	8.5%		IIIe	62	66
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	5.88	8.3%		IVe	37	38
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	5.26	7.4%		IIIe	55	63
120B	Tama silty clay loam, 2 to 5 percent slopes	4.56	6.5%		Ile	95	93
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	2.62	3.7%		IIIe	52	48
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	0.42	0.6%		IVe	10	15
Weighted Average					2.83	68.9	63.3

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Property Information | Parcel 3 | 38.1 acres m/1

### ***Legal Description***

Jasper County – 38.1 acres m/1 in the SW ¼ SE ¼ in Section 13, Township 81 North, Range 18 West of the 5th P.M., Jasper County, Iowa (Final Legal Description will be determined from Abstract).

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

Taxes Payable 2025-2026: \$1,208.00

Net Taxable Acres: 38.1



### ***Possession***

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

### ***FSA Data***

Farm Number: 5169

Tract Number: 10108

Cropland Acres: 38.89

Corn Base Acres: 22.18

Corn PLC Yield: 159 bu./acre

Soybean Base Acres: 10.52

Soybean PLC Yield: 53 bu./acre

Oats Base Acres: 5.56

Oats PLC Yield: 55 bu./acre

The 38.89 acres of cropland is classified as HEL.

2025 Farm Program Election: Corn, Soybeans and Oats are enrolled under the ARC County farm program.

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

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

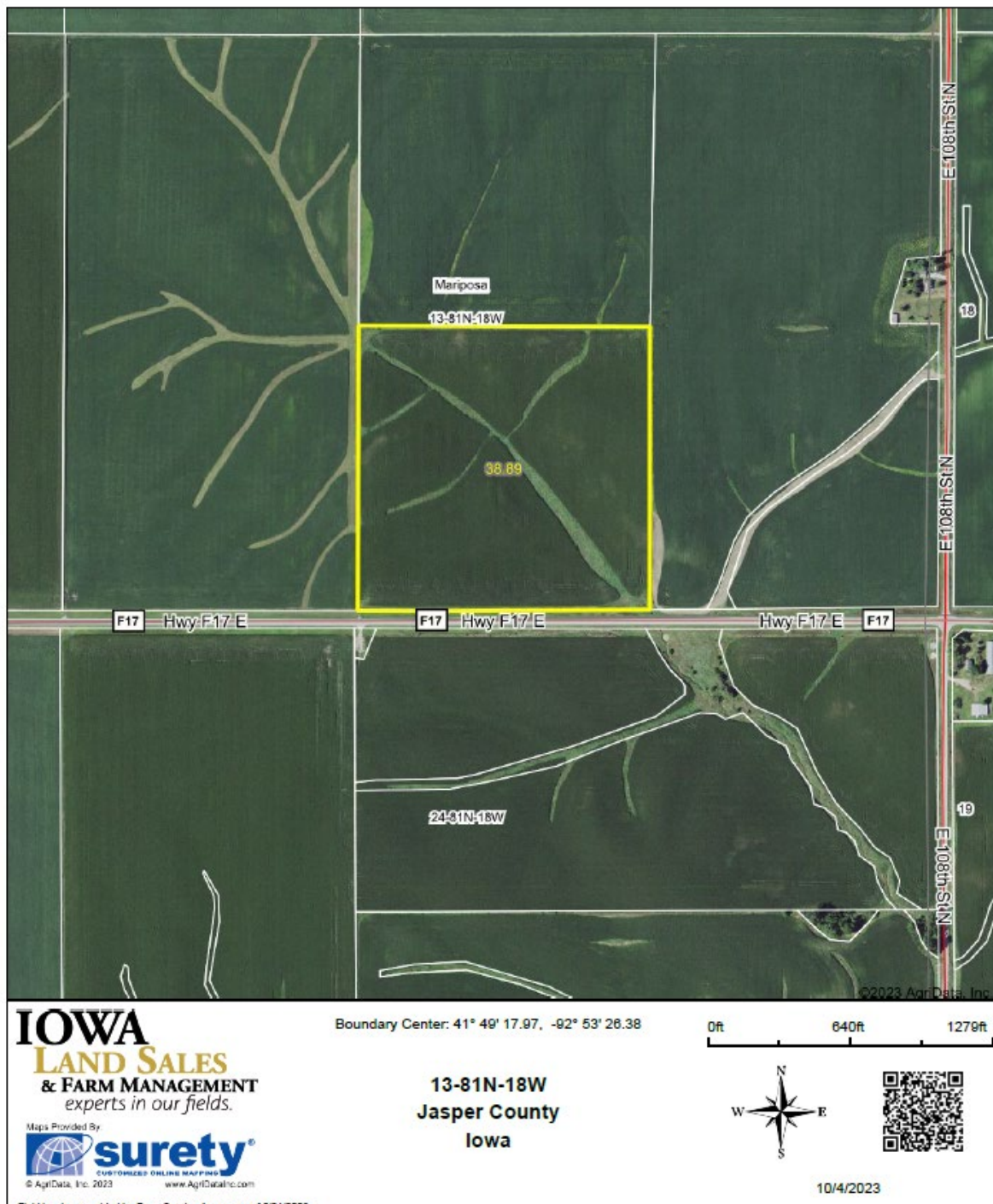
CSR2: 56.3 on the Entire Farm per AgriData.

CSR2: 54.2 on the Cropland per AgriData.



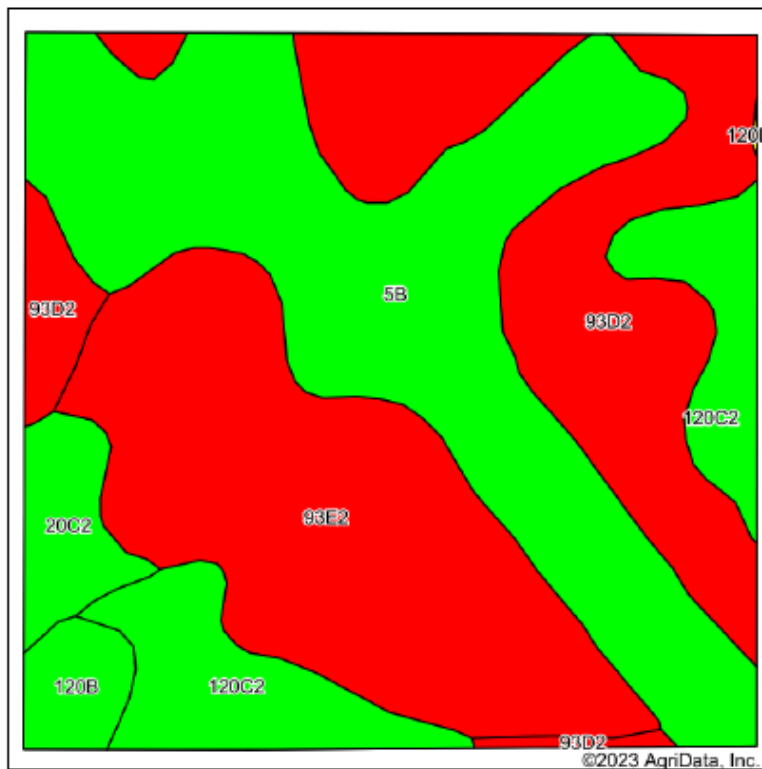


## Aerial | Parcel 3 | 38.1 acres m/1





## Soils Map | Parcel 3 | 38.1 acres m/l



State: Iowa  
 County: Jasper  
 Location: 13-81N-18W  
 Township: Mariposa  
 Acres: 38.89  
 Date: 10/4/2023

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Maps Provided By:



Area Symbol: IA099, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
5B	Ackmore-Colo complex, 2 to 5 percent slopes	12.93	33.2%		IIw	77	68	69
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	10.46	26.9%		IVe	30	10	48
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	9.00	23.1%		IIIe	35	25	51
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	4.23	10.9%		IIIe	87	76	70
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	1.34	3.4%		IIIe	81	73	78
120B	Tama silty clay loam, 2 to 5 percent slopes	0.93	2.4%		Ile	95	93	80
Weighted Average					2.91	56.3	44.1	*n 59.9

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

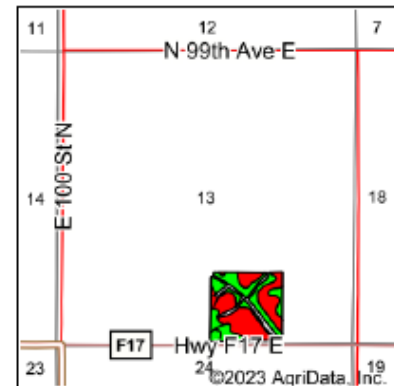
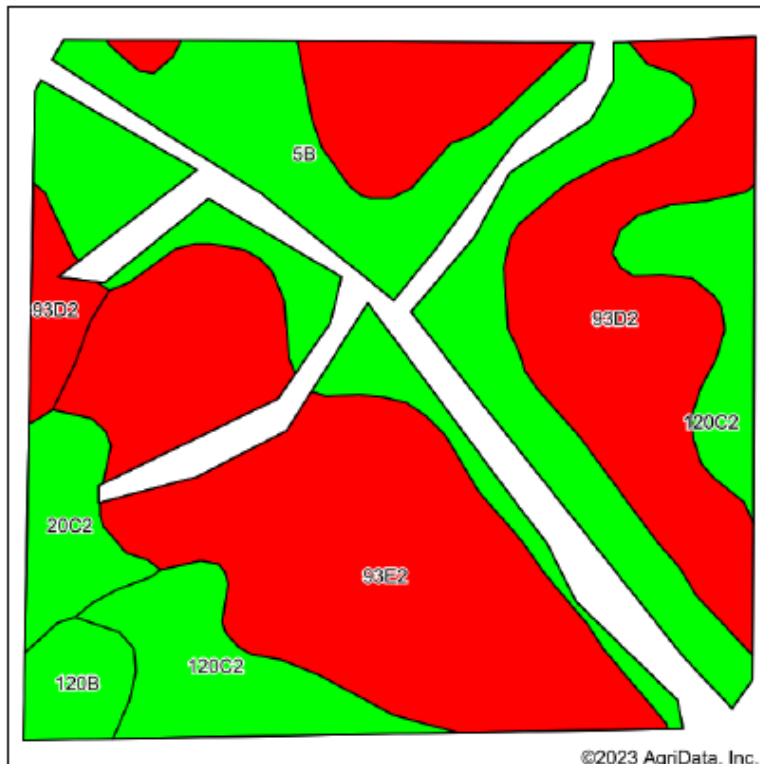
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



## Cropland Soils Map | Parcel 3 | 38.1 acres m/1



State: Iowa  
 County: Jasper  
 Location: 13-81N-18W  
 Township: Mariposa  
 Acres: 32.54  
 Date: 10/4/2023

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Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: 1A099, Soil Area Version: 28								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	9.84	30.2%		IVe	30	10	48
5B	Ackmore-Colo complex, 2 to 5 percent slopes	9.14	28.1%		IIw	77	68	69
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	7.95	24.4%		IIIe	35	25	51
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	3.51	10.8%		IIIe	87	76	70
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	1.27	3.9%		IIIe	81	73	78
120B	Tama silty clay loam, 2 to 5 percent slopes	0.83	2.6%		Ile	95	93	80
Weighted Average					3.00	54.2	41.7	*n 59

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

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





## Property Information | Parcel 4 | 156 acres m/l

### ***Legal Description***

Jasper County – 156 acres m/l in the NE ¼ in Section 13, Township 81 North, Range 18 West of the 5th P.M., Jasper County, Iowa (Final Legal Description will be determined from Abstract).

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

Taxes Payable 2025-2026: \$5,574.00  
Net Taxable Acres: 156.0



### ***Possession***

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

### ***FSA Data***

Farm Number: 5169  
Tract Number: 10107  
Cropland Acres: 137.29  
Corn Base Acres: 78.35  
Corn PLC Yield: 159 bu./acre  
Soybean Base Acres: 37.17  
Soybean PLC Yield: 53 bu./acre  
Oats Base Acres: 19.64  
Oats PLC Yield: 55 bu./acre

The 137.29 acres of cropland is classified as HEL.

2025 Farm Program Election: Corn, Soybeans and Oats are enrolled under the ARC County farm program.

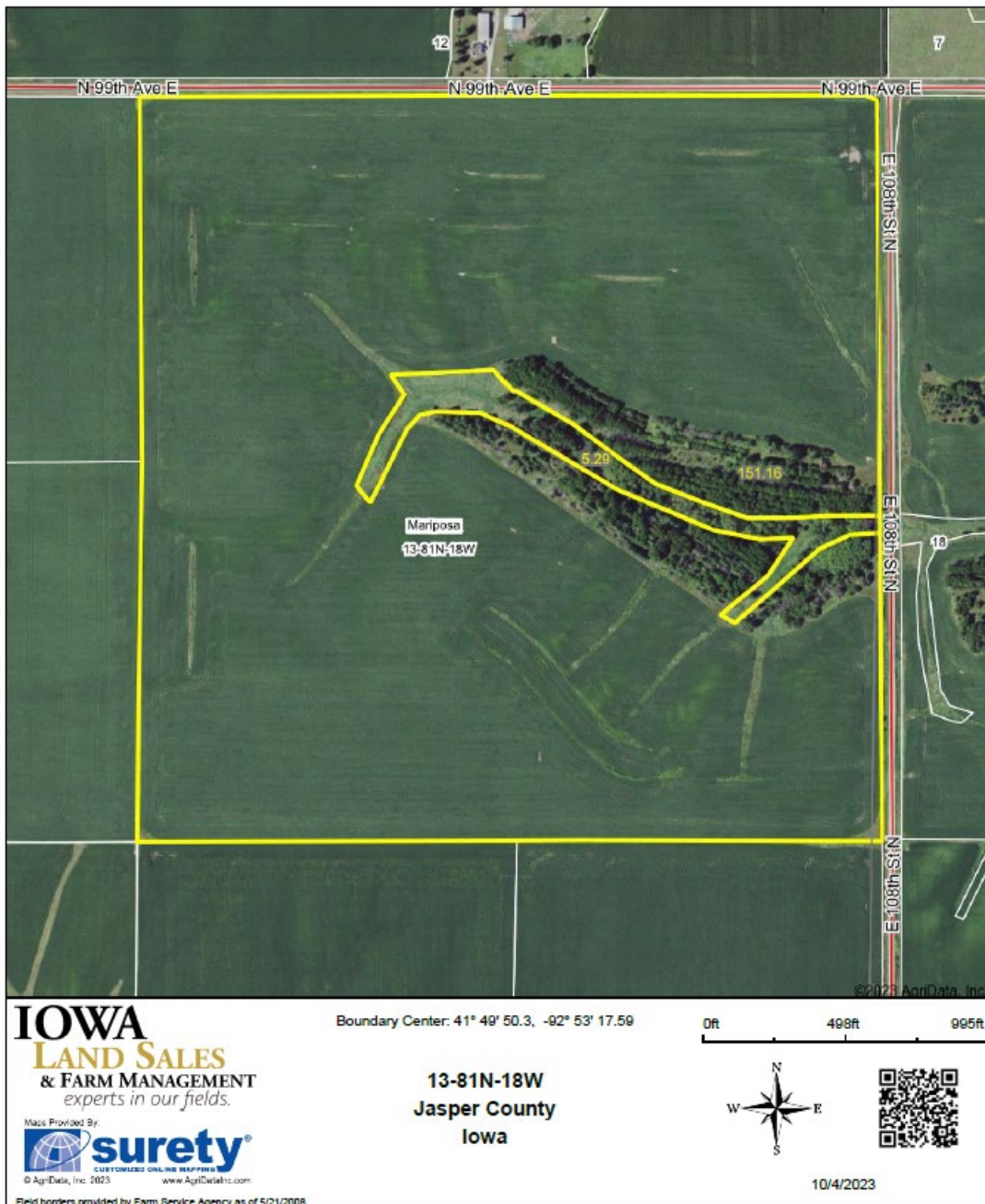
*\*Information is estimated pending a reconstitution of farm by the Jasper County FSA Office.*

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

CSR2: 78.5 on the Entire Farm per AgriData.  
CSR2: 81.8 on the Cropland per AgriData.

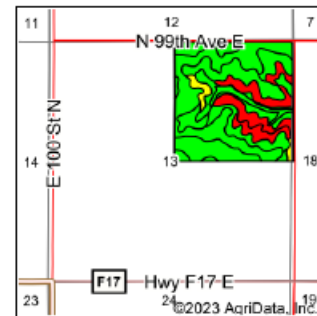
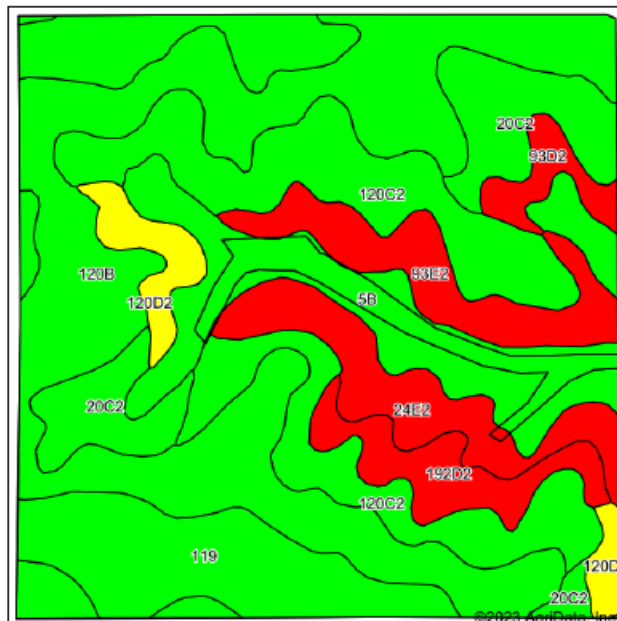


## Aerial | Parcel 4 | 156 acres m/1





## Soils Map | Parcel 4 | 156 acres m/1



State: Iowa  
 County: Jasper  
 Location: 13-81N-18W  
 Township: Mariposa  
 Acres: 156.45  
 Date: 10/4/2023

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Soils data provided by USDA and NRCS.

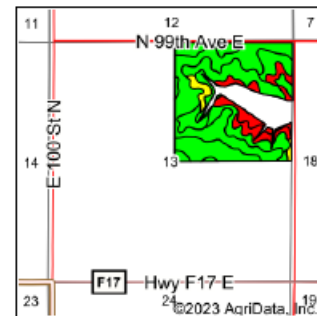
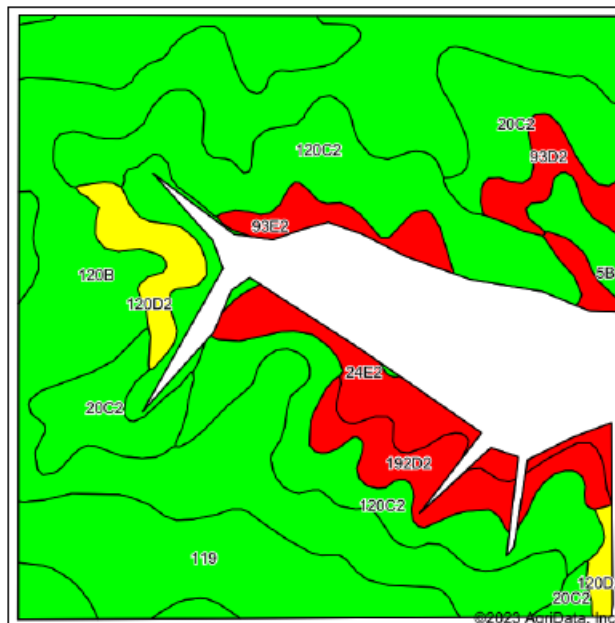
Area Symbol: IA099, Soil Area Version: 28								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NOCPI Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	45.26	28.9%		Ile	95	93	80
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	26.14	16.7%		IIle	87	76	70
119	Muscatine silty clay loam, 0 to 2 percent slopes	22.48	14.4%		Iw	100	98	91
5B	Ackmore-Colo complex, 2 to 5 percent slopes	17.57	11.2%		IIw	77	68	69
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	12.84	8.2%		IIIle	81	73	78
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	9.56	6.1%		IVe	37	38	51
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	8.85	5.7%		IVe	30	10	48
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	6.20	4.0%		IVe	10	15	40
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	4.68	3.0%		IIIle	62	66	65
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	2.87	1.8%		IIIle	35	25	51
Weighted Average					2.47	78.5	73.2	*n 72.4

\*\*IA has updated the CSR values for each county to CSR2.  
 \*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS





## Cropland Soils Map | Parcel 4 | 156 acres m/1



State: Iowa  
 County: Jasper  
 Location: 13-81N-18W  
 Township: Mariposa  
 Acres: 132.77  
 Date: 10/4/2023

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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR *n NCCPI Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	44.83	33.8%		IIIe	95	93
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	25.29	19.0%		IIIe	87	76
119	Muscatine silty clay loam, 0 to 2 percent slopes	22.16	16.7%		Iw	100	98
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	12.73	9.6%		IIIe	81	73
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	5.86	4.4%		IVe	10	15
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	5.78	4.4%		IVe	37	38
5B	Ackmore-Colo complex, 2 to 5 percent slopes	5.35	4.0%		IIw	77	68
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	4.23	3.2%		IIIe	62	66
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	3.69	2.8%		IVe	30	10
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	2.85	2.1%		IIIe	35	25
				Weighted Average	2.40	81.8	77.2
							*n 74.3

\*\*IA has updated the CSR values for each county to CSR2.  
 \*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



## Property Information | Parcel 5 | 77 acres m/1

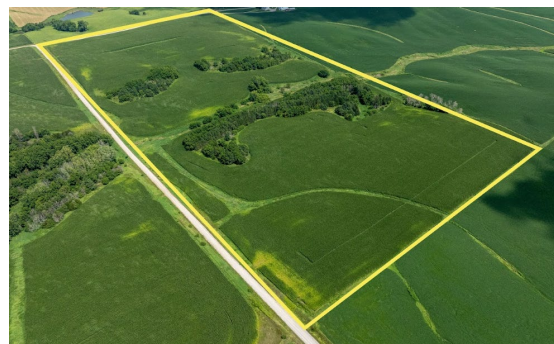
### ***Legal Description***

Jasper County – 77 acres m/1 in the W  $\frac{1}{2}$  NW  $\frac{1}{4}$  in Section 18, Township 81 North, Range 17 West of the 5th P.M., Jasper County, Iowa (Final Legal Description will be determined from Abstract).

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

Taxes Payable 2025-2026: \$2,188.00

Net Taxable Acres: 77.0



### ***Possession***

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

### ***FSA Data***

Farm Number: 5169

Tract Number: 10111

Cropland Acres: 61.98

Corn Base Acres: 35.39

Corn PLC Yield: 159 bu./acre

Soybean Base Acres: 16.79

Soybean PLC Yield: 53 bu./acre

Oats Base Acres: 8.87

Oats PLC Yield: 55 bu./acre

The 61.98 acres of cropland is classified as HEL.

2025 Farm Program Election: Corn, Soybeans and Oats are enrolled under the ARC County farm program.

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

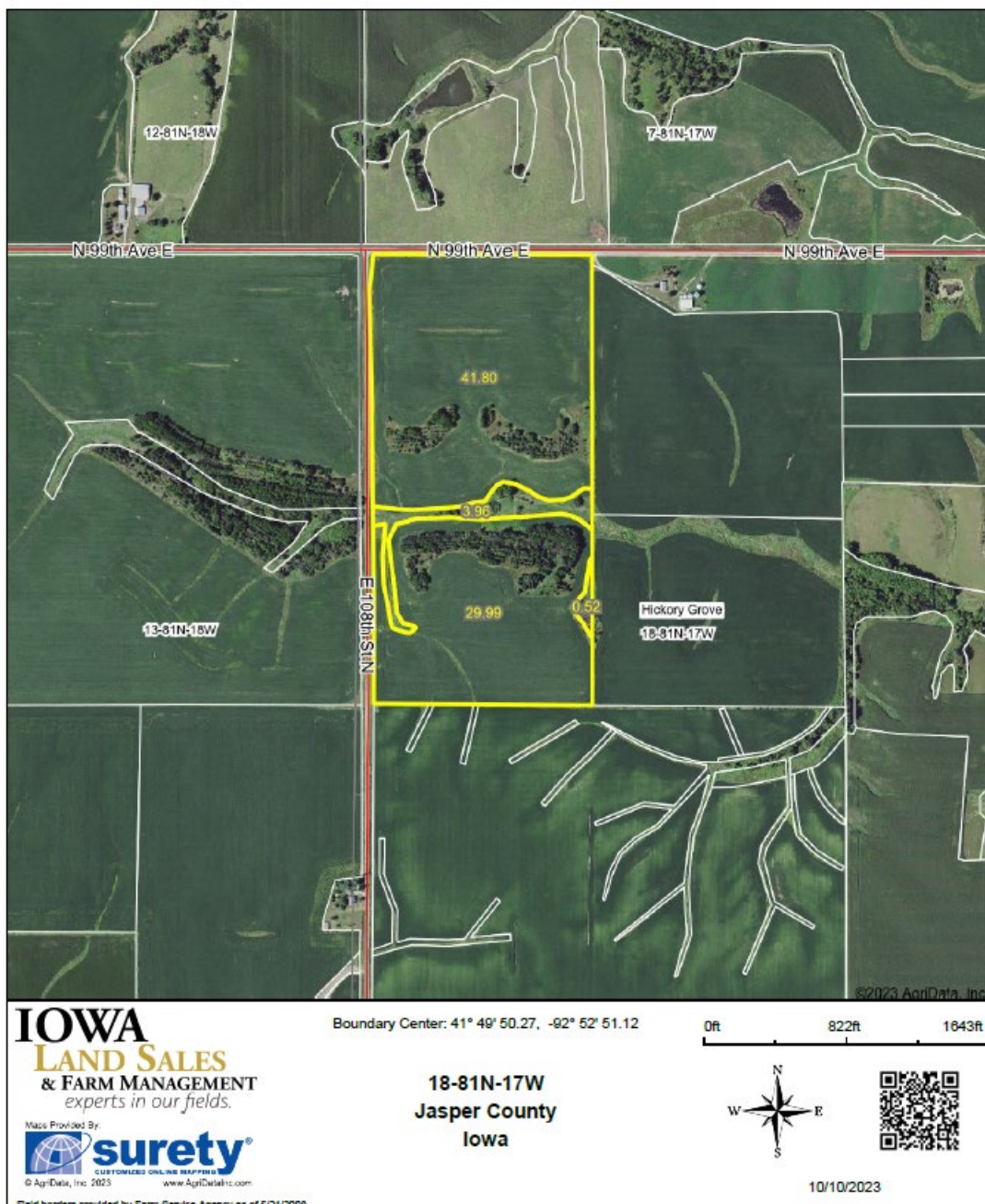
### ***Corn Suitability Rating***

CSR2: 62.2 on the Entire Farm per AgriData.

CSR2: 67 on the Cropland per AgriData.



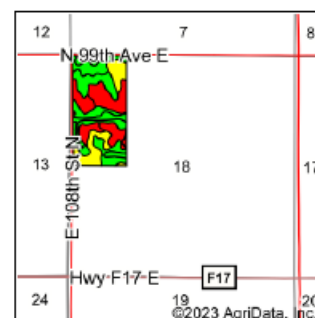
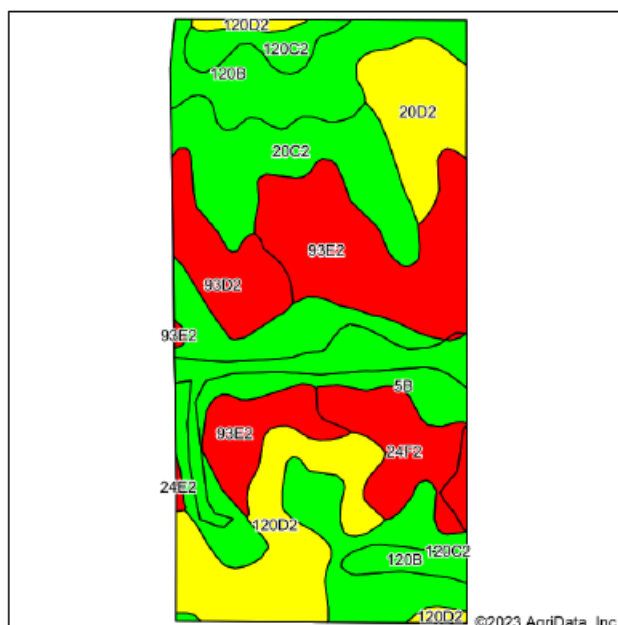
Aerial | Parcel 5 | 77 acres m/1







## Soils Map | Parcel 5 | 77 acres m/l



State: **Iowa**  
 County: **Jasper**  
 Location: **18-81N-17W**  
 Township: **Hickory Grove**  
 Acres: **76.27**  
 Date: **10/10/2023**

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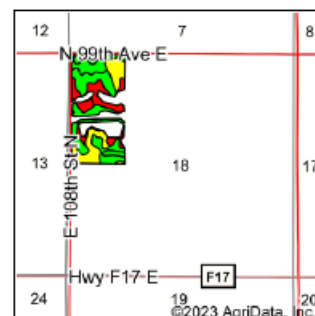
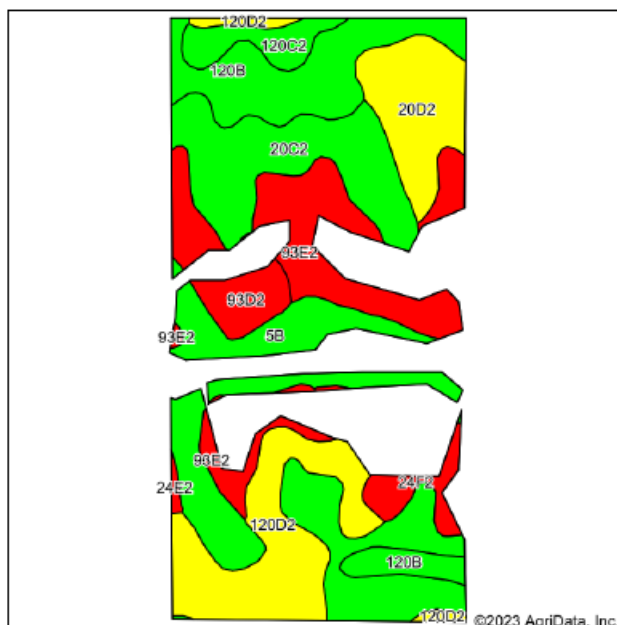
Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 28								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	13.71	18.0%		IVe	30	10	48
5B	Ackmore-Colo complex, 2 to 5 percent slopes	13.14	17.2%		IIw	77	68	69
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	9.68	12.7%		IIIe	62	66	65
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	8.55	11.2%		IIIe	81	73	78
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	8.13	10.7%		IIIe	87	76	70
120B	Tama silty clay loam, 2 to 5 percent slopes	8.04	10.5%		IIe	95	93	80
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	5.29	6.9%		IIIe	55	63	73
24F2	Shelby loam, 18 to 25 percent slopes, moderately eroded	5.18	6.8%		VIe	21	18	38
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	4.41	5.8%		IIIe	35	25	51
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	0.14	0.2%		IVe	37	38	51
Weighted Average					3.11	62.2	55.1	*n 64.1

\*\*IA has updated the CSR values for each county to CSR2.  
 \*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



## Cropland Soils Map | Parcel 5 | 77 acres m/l



State: **Iowa**  
 County: **Jasper**  
 Location: **18-81N-17W**  
 Township: **Hickory Grove**  
 Acres: **58.83**  
 Date: **10/10/2023**

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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 28								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NOCPI Soybeans
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	8.85	15.0%		IIIe	62	66	65
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	8.27	14.1%		IIIe	81	73	78
5B	Ackmore-Colo complex, 2 to 5 percent slopes	8.14	13.8%		IIW	77	68	69
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	7.84	13.3%		IIIe	87	76	70
120B	Tama silty clay loam, 2 to 5 percent slopes	7.81	13.3%		IIIe	95	93	80
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	7.65	13.0%		IVe	30	10	48
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	5.24	8.9%		IIIe	55	63	73
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	3.32	5.6%		IIIe	35	25	51
24F2	Shelby loam, 18 to 25 percent slopes, moderately eroded	1.53	2.6%		VIe	21	18	38
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	0.18	0.3%		IVe	37	38	51
Weighted Average					2.94	67	61	*n 67

\*\*IA has updated the CSR values for each county to CSR2.  
 \*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



## Property Information | Parcel 6 | 153.4 acres m/l

### ***Legal Description***

Jasper County – 153.4 acres m/l in the E ½ NW ¼ & W ½ NE ¼ except Parcel A in the NE ¼ NW ¼ in Section 23, Township 81 North, Range 18 West of the 5th P.M., Jasper County, Iowa (Final Legal Description will be determined from Abstract).

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

Taxes Payable 2025-2026: \$6,250.00

Net Taxable Acres: 153.4



### ***Possession***

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

### ***FSA Data***

Farm Number: 5169

Tract Number: 10109

Cropland Acres: 145.59

Corn Base Acres: 83.12

Corn PLC Yield: 159 bu./acre

Soybean Base Acres: 39.43

Soybean PLC Yield: 53 bu./acre

Oats Base Acres: 20.83

Oats PLC Yield: 55 bu./acre

The 145.59 acres of cropland is classified as HEL.

2025 Farm Program Election: Corn, Soybeans and Oats are enrolled under the ARC County farm program.

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

### ***Grain Bins***

30' x 18' Grain Bin built in 1973.

18' x 20' Grain Bin built in 1976.

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

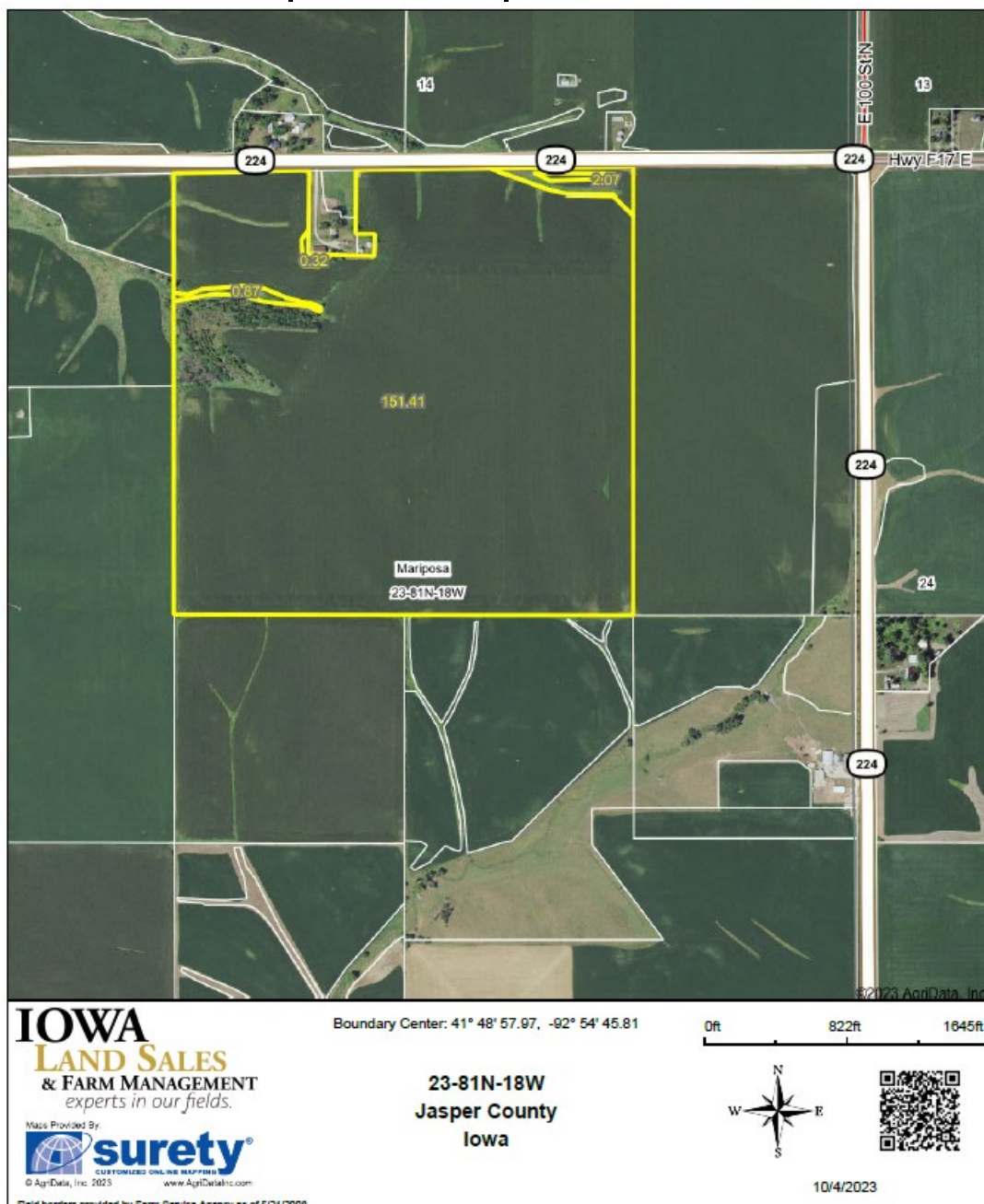
CSR2: 78.6 on the Entire Farm per AgriData.

CSR2: 80.1 on the Cropland per AgriData.



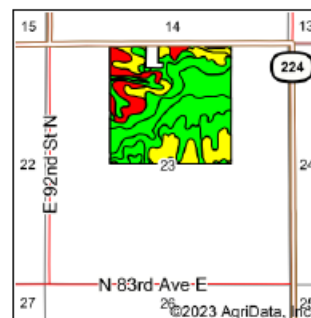
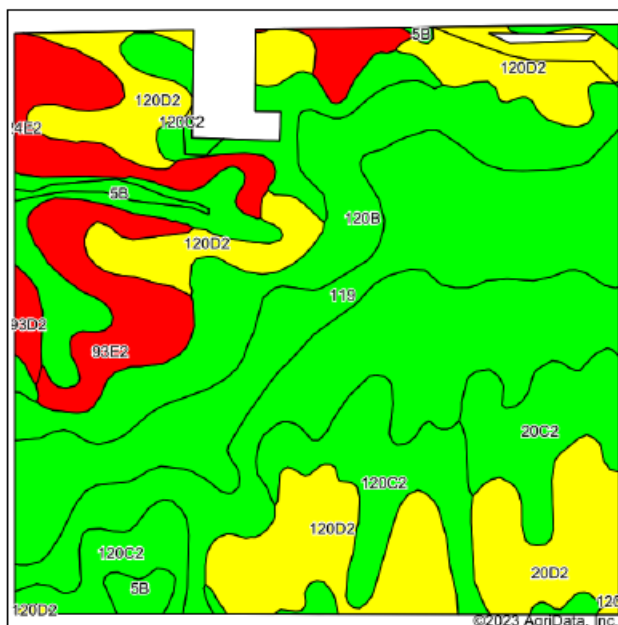


## Aerial | Parcel 6 | 153.4 acres m/l





## Soils Map | Parcel 6 | 153.4 acres m/1



State: Iowa  
 County: Jasper  
 Location: 23-81N-18W  
 Township: Mariposa  
 Acres: 154.67  
 Date: 10/4/2023

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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class <sup>1c</sup>	CSR2 <sup>1a</sup>	CSR	<sup>1n</sup> NCCPI Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	41.78	27.0%		IIe	95	93	80
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	26.33	17.0%		IIle	62	66	65
119	Muscotine silty clay loam, 0 to 2 percent slopes	25.03	16.2%		Iw	100	98	91
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	19.71	12.7%		IIle	87	76	70
5B	Ackmore-Colo complex, 2 to 5 percent slopes	8.97	5.8%		IIw	77	68	69
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	8.48	5.5%		IVe	37	38	51
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	8.14	5.3%		IIle	55	63	73
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	7.57	4.9%		IVe	30	10	48
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	7.58	4.9%		IIle	81	73	78
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	1.10	0.7%		IIle	35	25	51
Weighted Average					2.45	78.6	75.5	<sup>1n</sup> 73.5

<sup>1a</sup>IA has updated the CSR values for each county to CSR2.

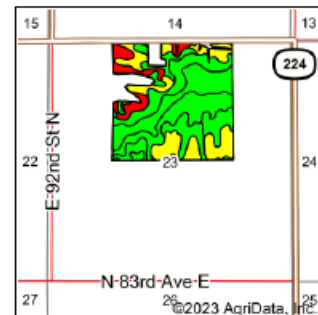
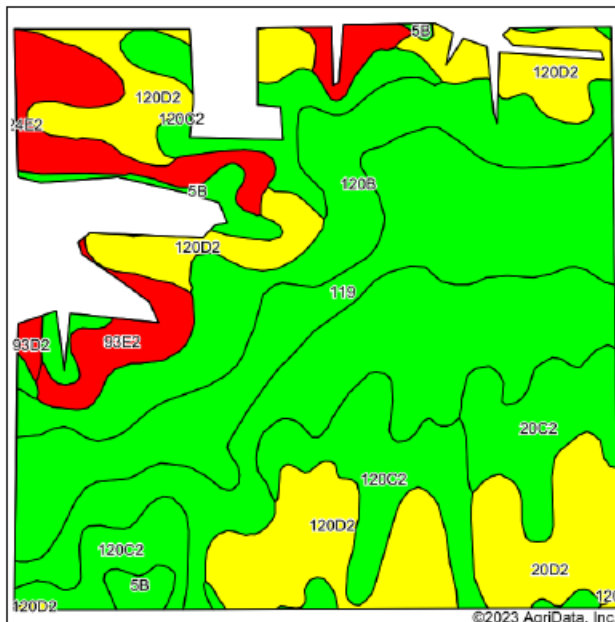
<sup>1n</sup>: The aggregation method is "Weighted Average using all components"

<sup>1c</sup>: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



## Cropland Soils Map | Parcel 6 | 153.4 acres m/1



State: Iowa  
 County: Jasper  
 Location: 23-81N-18W  
 Township: Mariposa  
 Acres: 142.56  
 Date: 10/4/2023

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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	41.06	28.8%		Ile	95	93	80
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	24.70	17.3%		IIle	62	66	65
11B	Muscataine silty clay loam, 0 to 2 percent slopes	24.60	17.3%		Iw	100	98	91
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	19.38	13.6%		IIle	87	76	70
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	8.14	5.7%		IVe	37	38	51
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	8.02	5.6%		IIle	55	63	73
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	7.41	5.2%		IIle	81	73	78
5B	Ackmore-Colo complex, 2 to 5 percent slopes	4.69	3.3%		IIw	77	68	69
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	4.03	2.8%		IVe	30	10	48
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	0.53	0.4%		IIle	35	25	51
Weighted Average					2.42	80.1	77.6	*n 74.4

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

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





## Property Information | Parcel 7 | 165 acres m/l

### ***Legal Description***

*Jasper County* – 165 acres m/l in the NW ¼ in Section 19, Township 81 North, Range 17 West of the 5th P.M., Jasper County, Iowa (Final Legal Description will be determined from Abstract).

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

Taxes Payable 2025-2026: \$7,178.00

Net Taxable Acres: 165.0



### ***Possession***

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

### ***FSA Data***

Farm Number: 5169

Tract Number: 10108

Cropland Acres: 158.93

Corn Base Acres: 90.67

Corn PLC Yield: 159 bu./acre

Soybean Base Acres: 43.01

Soybean PLC Yield: 53 bu./acre

Oats Base Acres: 22.72

Oats PLC Yield: 55 bu./acre

The 158.93 acres of cropland is classified as HEL.

2025 Farm Program Election: Corn, Soybeans and Oats are enrolled under the ARC County farm program.

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

### ***Buildings***

48' x 144' Machine Shed built in 1983.

52' x 60' Pole Barn built in 1970.

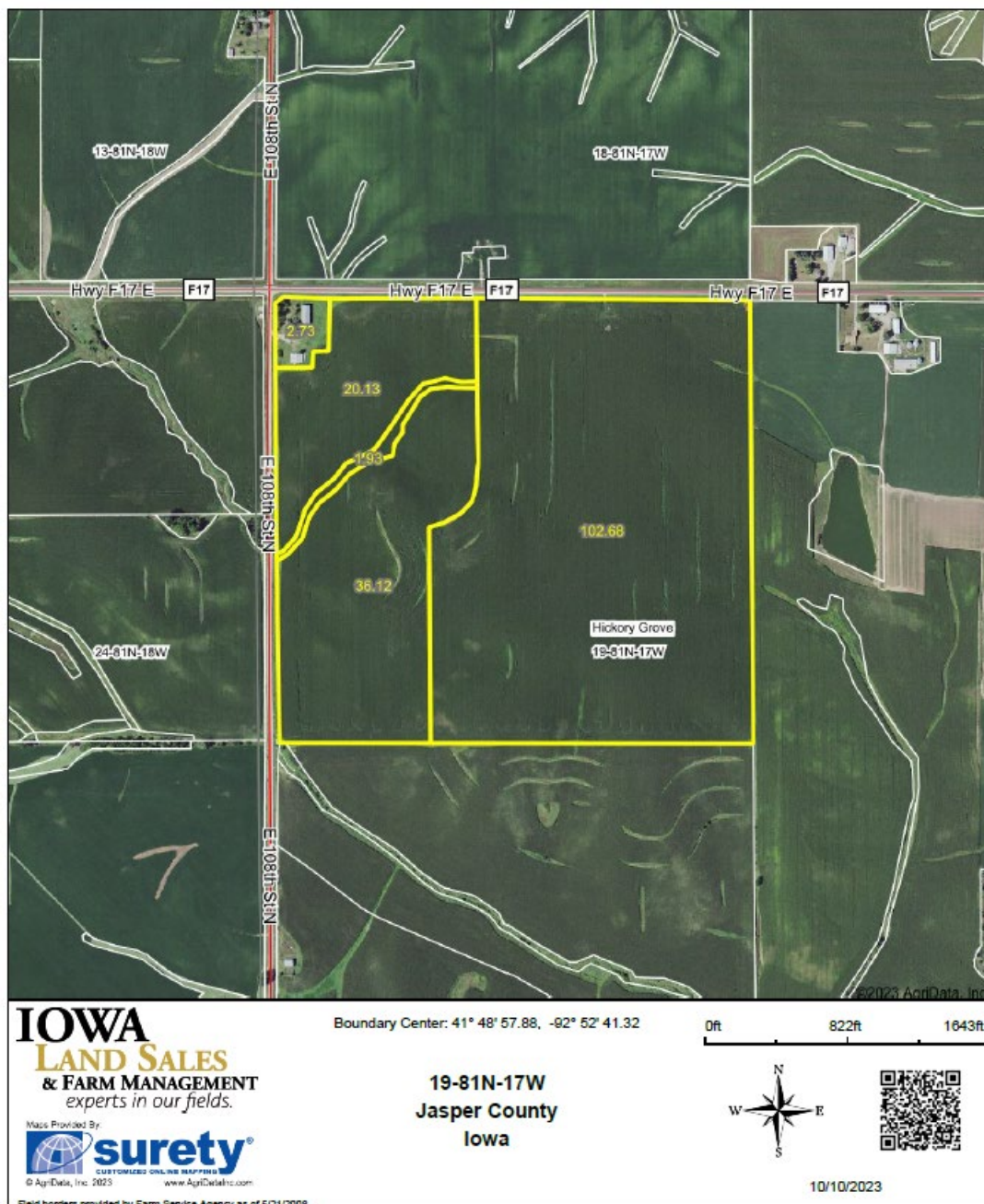
### ***Corn Suitability Rating***

CSR2: 81.0 on the Entire Farm per AgriData.

CSR2: 81.1 on the Cropland per AgriData.

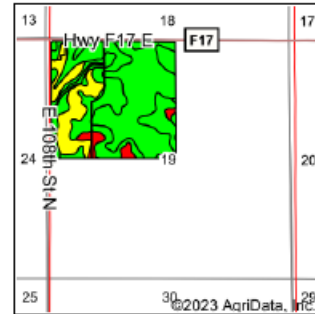
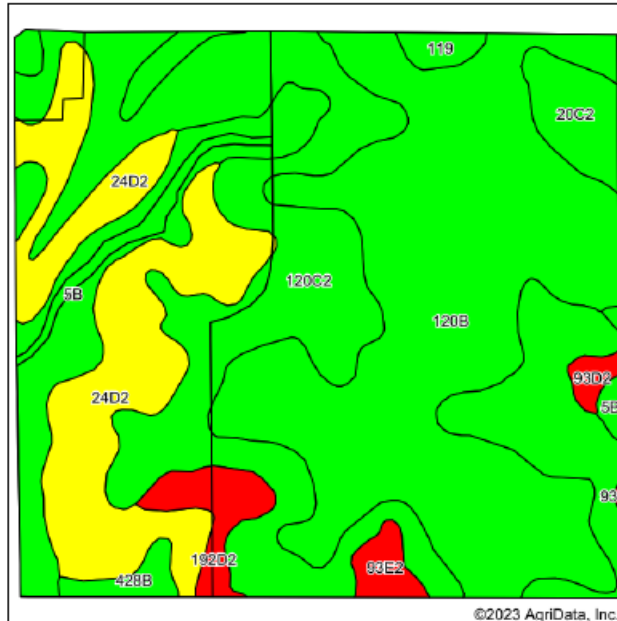


## Aerial | Parcel 7 | 165 acres m/1





## Soils Map | Parcel 7 | 165 acres m/1



State: **Iowa**  
 County: **Jasper**  
 Location: **19-81N-17W**  
 Township: **Hickory Grove**  
 Acres: **163.59**  
 Date: **10/10/2023**

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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR *n NCCPI Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	60.65	37.1%		Ile	95	93
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	49.96	30.5%		IIle	87	76
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	25.33	15.5%		IIIle	52	48
5B	Ackmore-Colo complex, 2 to 5 percent slopes	14.25	8.7%		IIlw	77	68
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	4.39	2.7%		IIIle	81	73
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	3.51	2.1%		IVle	10	15
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	1.80	1.1%		IVe	30	10
428B	Ely silty clay loam, 2 to 5 percent slopes	1.55	0.9%		Ile	88	88
119	Muscotine silty clay loam, 0 to 2 percent slopes	1.22	0.7%		Iw	100	98
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	0.93	0.6%		IIIle	35	25
Weighted Average					2.55	81	75.1
							*n 70.8

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

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

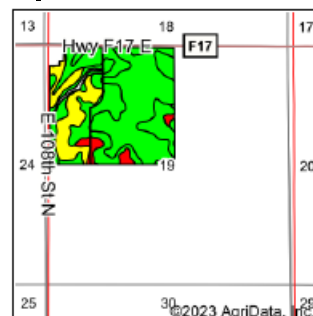
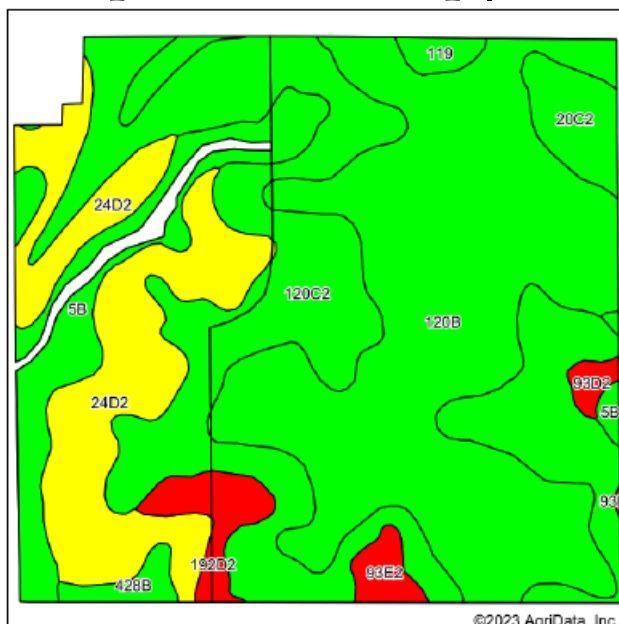
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





## Cropland Soils Map | Parcel 7 | 165 acres m/1



State: **Iowa**  
 County: **Jasper**  
 Location: **19-81N-17W**  
 Township: **Hickory Grove**  
 Acres: **158.93**  
 Date: **10/10/2023**

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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR *n NCCPI Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	60.09	37.8%		IIe	95	93
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	48.61	30.6%		IIIE	87	76
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	24.51	15.4%		IIIE	52	48
5B	Ackmore-Colo complex, 2 to 5 percent slopes	12.32	7.8%		IIW	77	68
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	4.39	2.8%		IIIE	81	73
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	3.51	2.2%		IVe	10	15
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	1.80	1.1%		IVe	30	10
428B	Ely silty clay loam, 2 to 5 percent slopes	1.55	1.0%		IIe	88	88
119	Muscotine silty clay loam, 0 to 2 percent slopes	1.22	0.8%		IW	100	98
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	0.93	0.6%		IIIE	35	25
<b>Weighted Average</b>					<b>2.55</b>	<b>81.1</b>	<b>75.3</b>
							<b>*n 70.9</b>

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

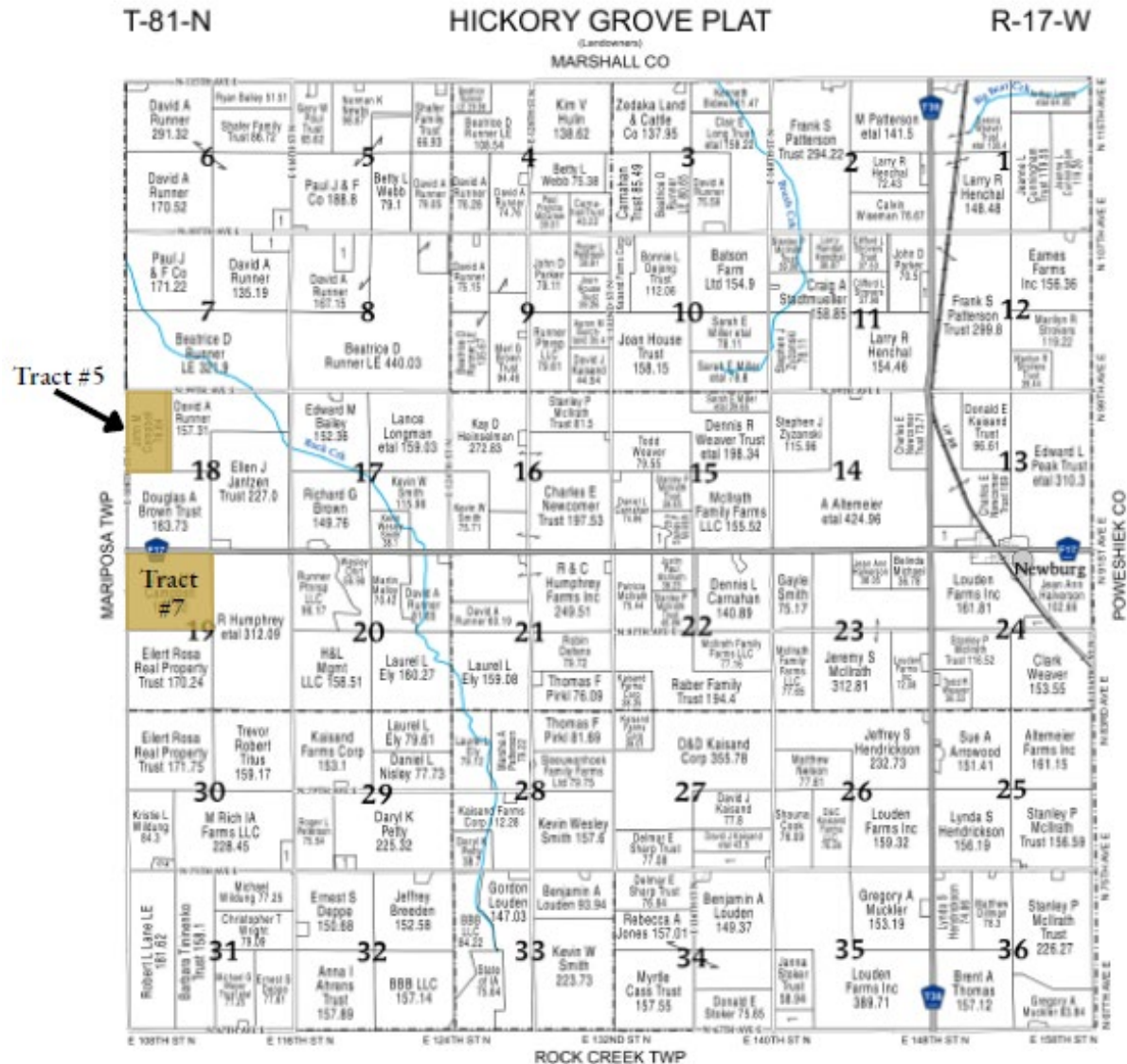
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

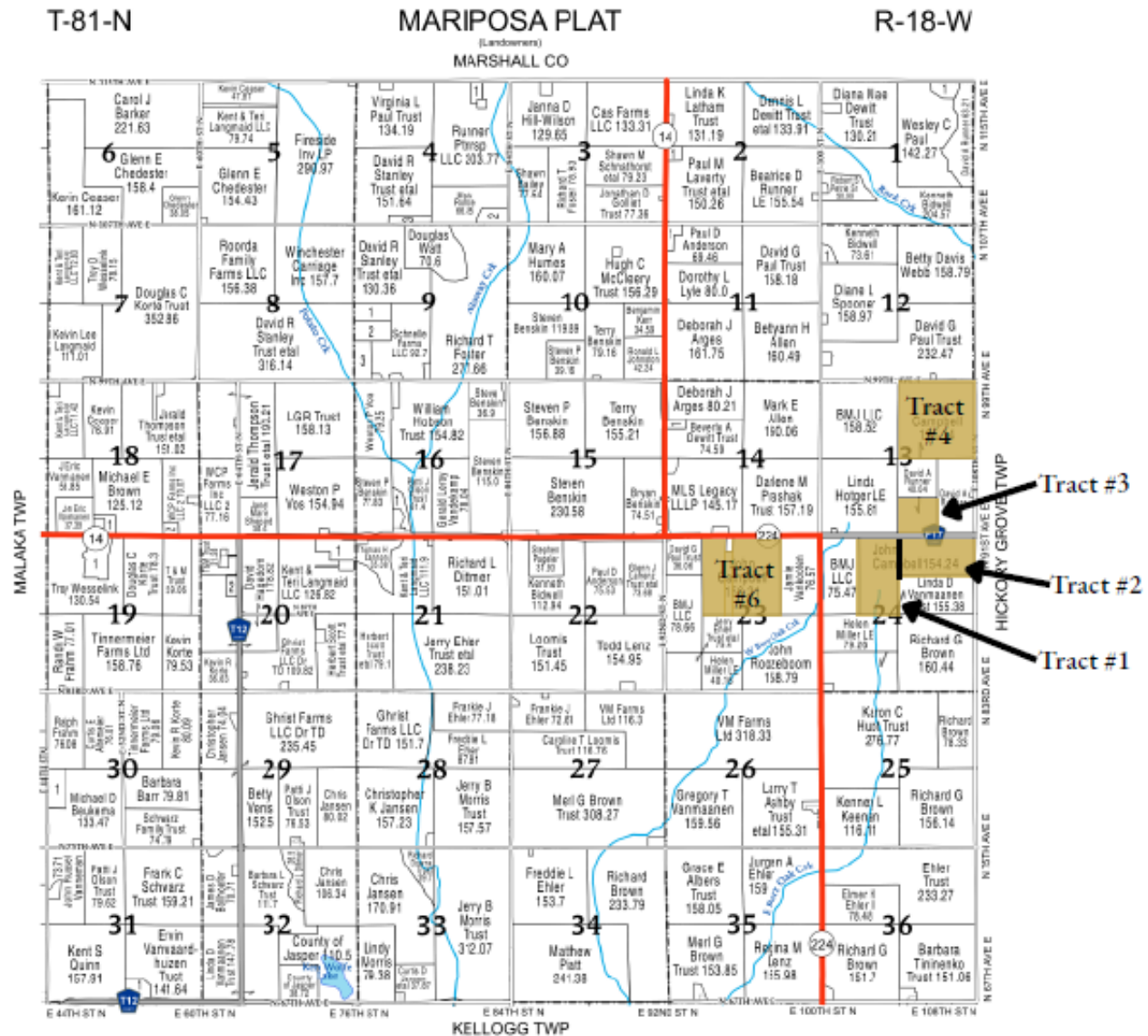


## Plat Map – Hickory Grove Township





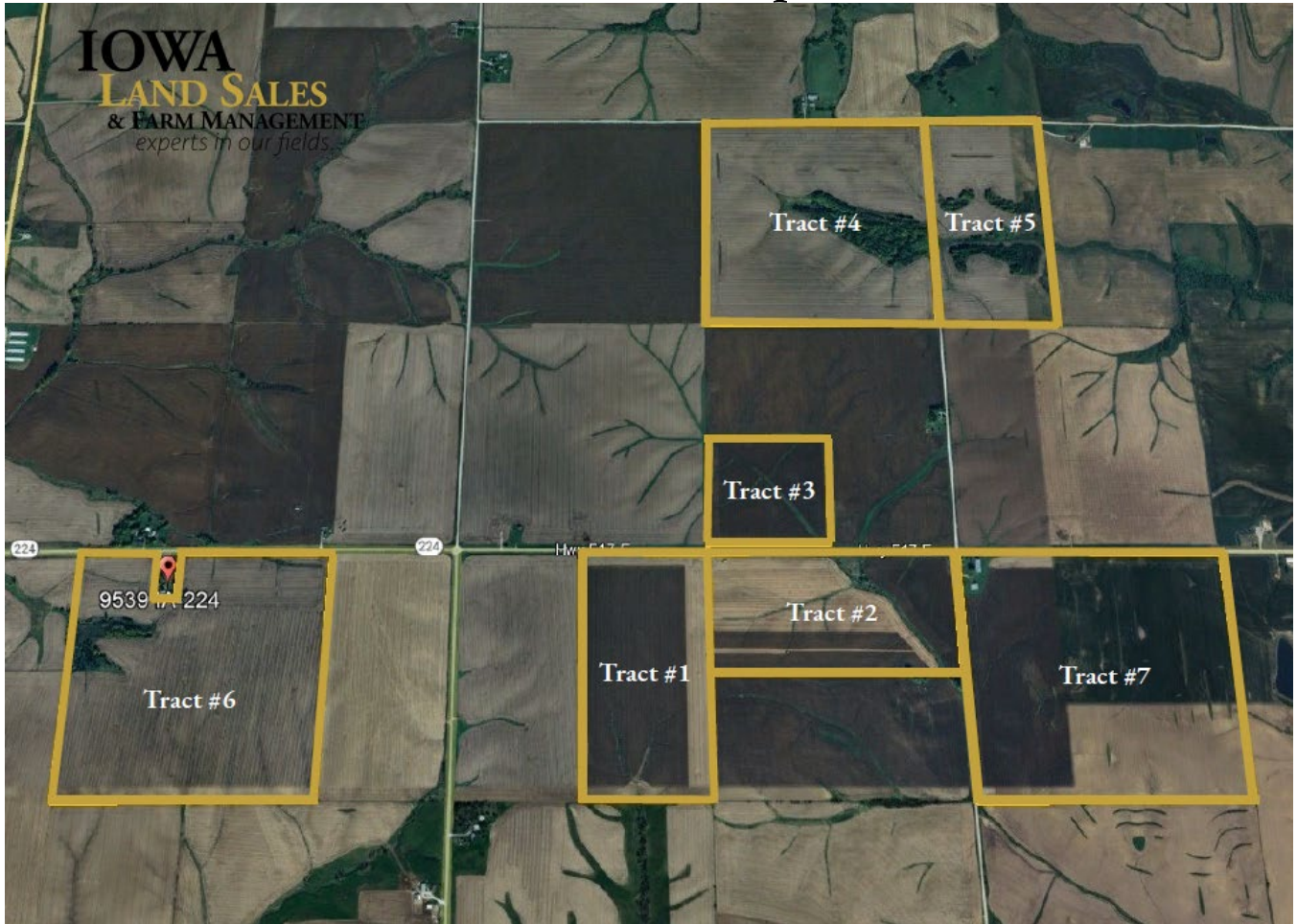
## Plat Map – Mariposa Township







## Location Map





## Auction Terms & Announcements

**Method:** This property will be offered for sale as seven individual tracts. 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 December 10, 2025. Balance of purchase price 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, October 30, at 10 am. The live auction will begin at 10 am on Thursday, November 6, 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.