

POWESHIEK COUNTY

Online Only Land Auction

AUCTION DETAILS

Online Bidding Opens: 9/25 @ 10 a.m.

Online Bidding Closes: 10/2 @ 11 a.m.

75.63 acres m/l



Matt Mann 641-990-4016 <u>Matt@IowaLandSales.com</u>



Vince Johnson 641-891-5326 <u>Vince@IowaLandSales.com</u>



75.63 acres m/l – Section 8 of Deep River Township in Poweshiek County

Description

75.63 acres m/l of Poweshiek County land being offered for sale as an individual parcel. The cropland will be available for the 2026 crop year. A rare opportunity to acquire a well-cared for farm directly south of Deep River in Poweshiek County.





Property Information | 75.63 acres m/1

Legal Description

Poweshiek County – 75.63 acres m/l in Section 8 of Deep River Township, Poweshiek County, Iowa (See exact legal description in the brochure).

Corn Suitability Rating

CSR2: 50.2 on Entire Farm per AgriData. CSR2: 52.1 on Cropland per AgriData.

FSA Data

Farm Number: 5455 Tract Number: 7039 Cropland Acres: 68.41 Corn Base Acres: 19.73 Corn PLC Yield: 145 Soybean Base Acres: 19.97 Soybean PLC Yield: 44

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

Estimated Net Taxes

Taxes Payable 2025-2026: \$1,356.00

Net Taxable Acres: 75.63

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.

Directions

From Deep River, travel south for 1 block on 4th Street at the intersection of Highway 85. Turn right onto South Street and travel west to 492nd Avenue and the subject property will be located on the south side of the gravel road. Look for the Iowa Land Sales & Farm Management for sale signs.



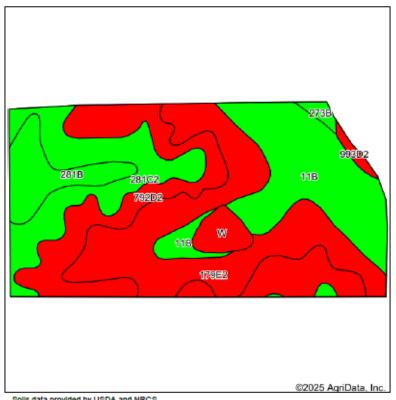
Aerial

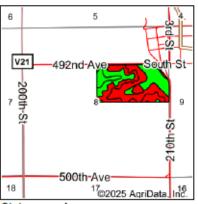




Soils Map – Entire Farm

Soils Map





State: lowa Poweshiek County: 8-78N-13W Location: Township: Deep River

Acres:

Date: 7/31/2025







Soils data provided by USDA and NRCS.

	a provided by Good talle Milos.						-					
Area Symbol: IA157, Soil Area Version: 28												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR					
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	20.98	28.3%		Vle	34	33					
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	16.83	22.7%		IVe	7	10					
11B	Colo-Ely complex, 0 to 5 percent slopes	16.09	21.7%		llw	86	68					
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	11.59	15.7%		Ille	82	71					
281B	Otley silty clay loam, 2 to 5 percent slopes	5.24	7.1%		lle	91	91					
W	Water	2.11	2.9%			0	0					
273B	Olmitz loam, 2 to 5 percent slopes	0.59	0.8%		lle	90	72					
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	0.57	0.8%		IVe	31	20					
Weighted Average						50.2	44.7					

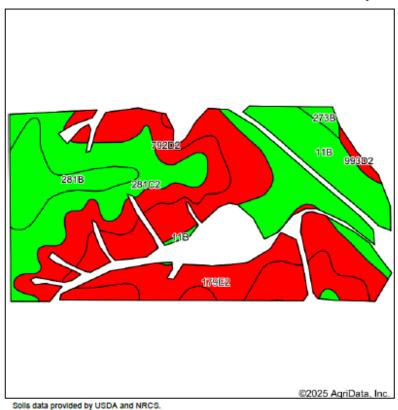
^{**}IA has updated the CSR values for each county to CSR2.

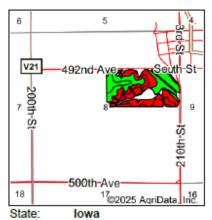
 [&]quot;c: Using Capabilities Class Dominant Condition Aggregation Method
 Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.



Soils Map – Cropland

Soils Map





Poweshiek County: 8-78N-13W Location: Township: Deep River 61.65 Acres: Date: 7/31/2025







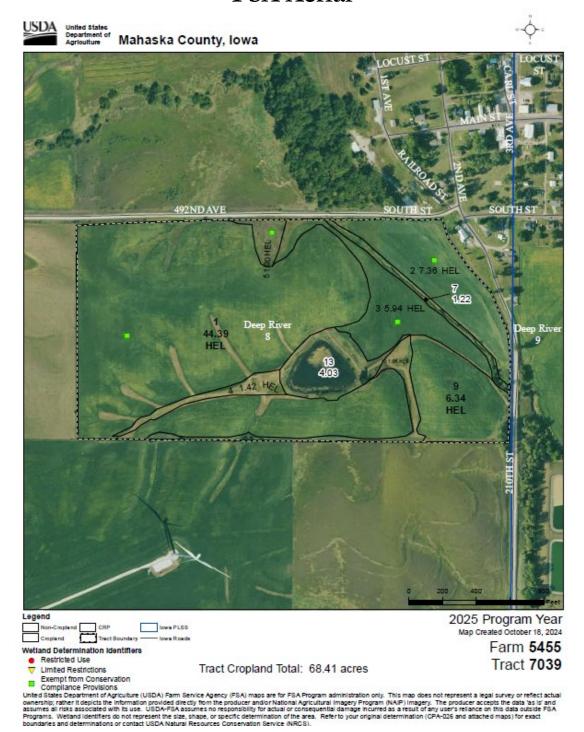
one data profited by obstrain into .												
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR					
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	16.92	27.3%		Vle	34	33					
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	14.72	23.9%		IVe	7	10					
11B	Colo-Ely complex, 0 to 5 percent slopes	12.48	20.2%		llw	86	68					
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	11.19	18.2%		Ille	82	71					
281B	Otley silty clay loam, 2 to 5 percent slopes	5.21	8.5%		lle	91	91					
273B	Olmitz loam, 2 to 5 percent slopes	0.59	1.0%		lle	90	72					
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	0.54	0.9%		IVe	31	20					
Weighted Average						52.1	46.7					

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

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

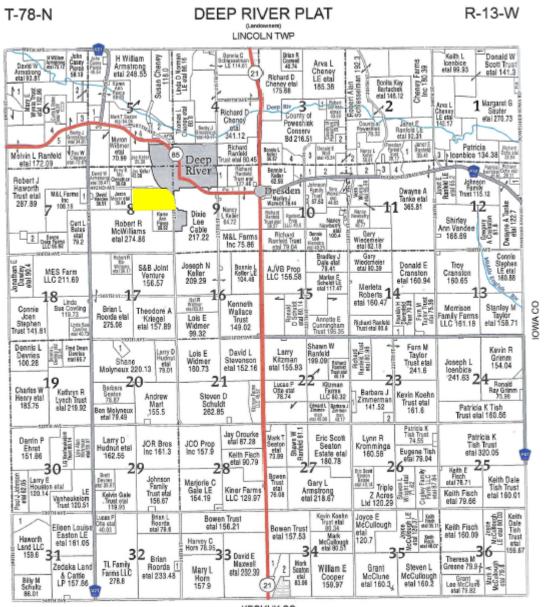


FSA Aerial





Plat Map | Deep River Township



KEOKUK CO



Legal Description

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EXHIBIT "A"

Southwest Quarter of the Northeast Quarter of Section 8, Township 78 North, Range 13; and

All that part of the right-of-way of the Chicago and North Western Railway Company, (now abandoned) conveyed to Al Silverman by a Quit Claim Deed appearing of record in Book 248 page 219 that lies in the Southeast Quarter of the Northeast Quarter of Section 8, Township 78 North, Range 13 West of the 5th P.M., excepting therefrom that portion thereof described in Deed appearing of record in Book 350 page 289, and excepting therefrom that portion thereof described in Quit Claim Deed appearing of record in Book 193 page 79, subject to any restrictions of record, if any; and

All that part of the Southeast Quarter of the Northeast Quarter of Section 8, Township 78, North, Range 13, West of the 5th P.M., lying West of the right of way of the Chicago, Northwestern Railway Company



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 4 minutes left, the time on the auction will extend another 4 minutes. This procedure will continue until no bids are placed within the last 4 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 November 12, 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,
September 25th, 2025, at 10 am and will end at 11

am on Thursday, October 2nd, 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.