

IOWA LAND SALES & FARM MANAGEMENT

experts in our fields.

POWESHIEK COUNTY Simulcast Land Auction

DETAILS

Thursday, November 20, 2025 @ 10 a.m.

Poweshiek County Fairgrounds

425 East Street South

Grinnell, Iowa 50112

Online Bidding Available

299.4
acres m/l

3 PARCELS



Matt Mann
641-990-4016

Matt@IowaLandSales.com



Vince Johnson
641-891-5326

Vince@IowaLandSales.com



Offered in 3 parcels

Parcel 1 – 155.6 acres m/l, Section 29, Sheridan Township, Poweshiek County

Parcel 2 – 67.6 acres m/l – Section 28, Sheridan Township, Poweshiek County

Parcel 3 – 76.2 acres m/l – Section 13, Grant Township, Poweshiek County

Description

299.4 acres m/l of quality Poweshiek County land being offered for sale as 3 individual parcels. Each farm has been well-maintained and will be available for the 2026 crop year. This sale offers a unique opportunity to purchase highly tillable farms in a competitive area of Poweshiek County.



Property Information | Parcel 1 | 155.6 acres m/l

Legal Description

Poweshiek County – 155.6 acres m/l in the SW ¼ in Section 29, Township 81 North, Range 15 West of the 5th P.M., Poweshiek County, Iowa (Final Legal Description will be determined from Abstract).

Estimated Net Taxes

Taxes Payable 2025-2026: \$5,910.00

Net Taxable Acres: 155.6



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: 4559

Tract Number: 2117

Cropland Acres: 150.76

Corn Base Acres: 148.60

Corn PLC Yield: 147 bu./acre

The 150.76 acres of cropland is classified as HEL.

2025 Farm Program Election: Corn is enrolled under the ARC County farm program.

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

Corn Suitability Rating

CSR2: 87.2 on the Entire Farm per AgriData.

Structures

40' x 25' Utility Shed built in 1900.

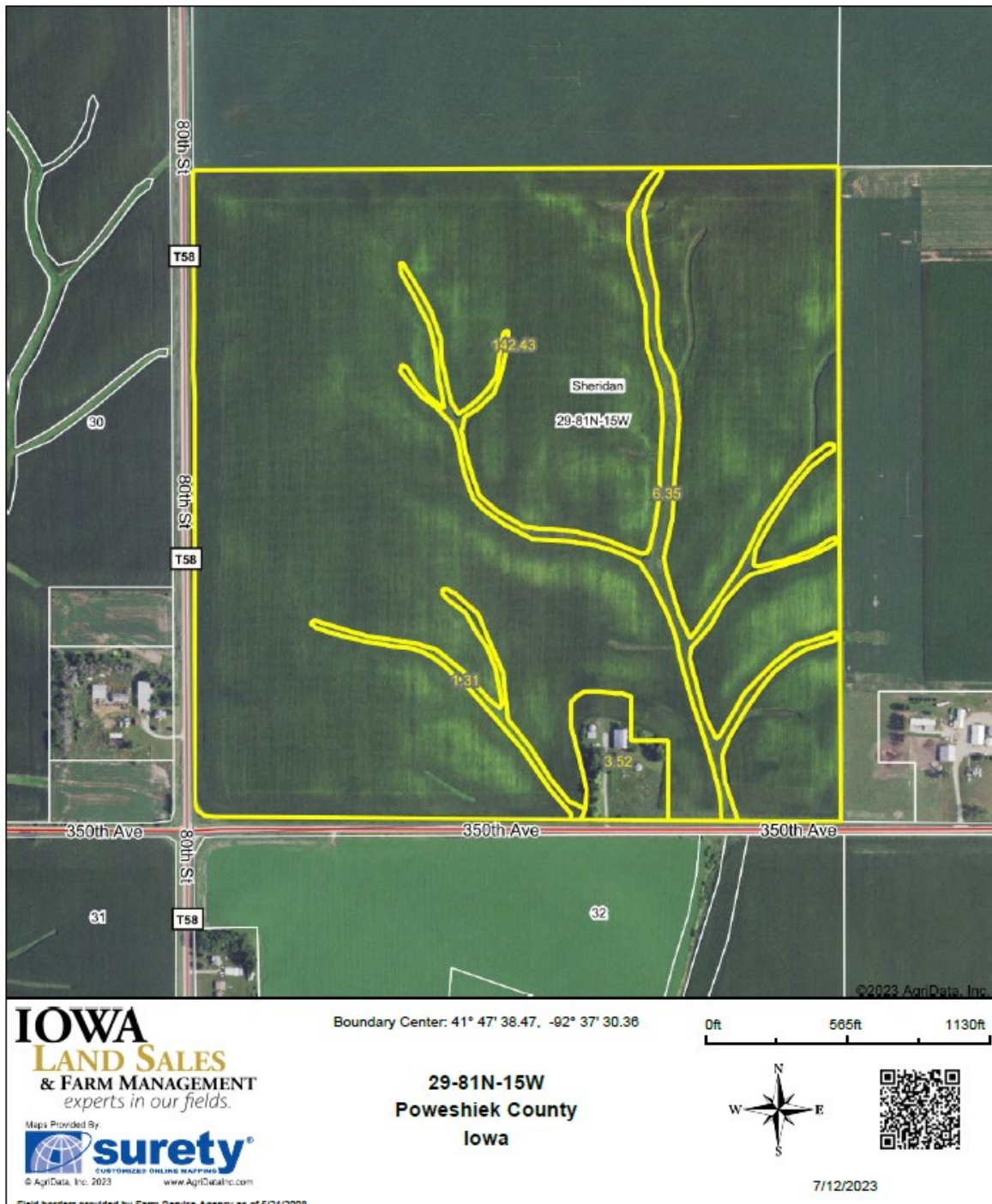
56' x 70' Barn built in 1900.

24' x 15' Grain Bin built in 1972.

27' x 18' Grain Bin built in 1982.

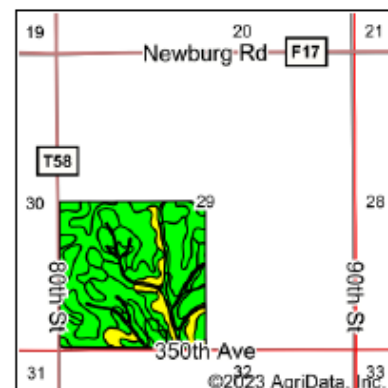
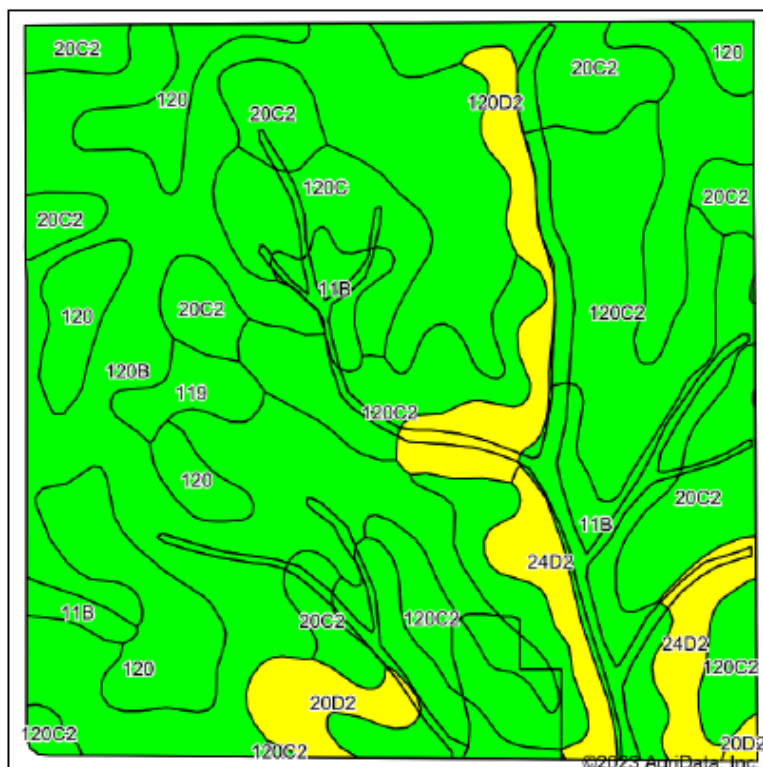


Aerial | Parcel 1 | 155.6 acres m/1





Soils Map | Parcel 1 | 155.6 acres m/1



State: Iowa
 County: Poweshiek
 Location: 29-81N-15W
 Township: Sheridan
 Acres: 153.61
 Date: 7/12/2023

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Maps Provided By:
surety
 CUSTOMER 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	*n NCCPI Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	51.73	33.7%		Ile	95	93	80
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	28.00	18.2%		IIle	87	76	70
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	19.97	13.0%		IIIle	81	73	78
11B	Colo-Ely complex, 0 to 5 percent slopes	16.70	10.9%		IIw	86	68	76
120	Tama silty clay loam, 0 to 2 percent slopes	13.65	8.9%		I	100	98	79
120C	Tama silty clay loam, 5 to 9 percent slopes	6.19	4.0%		IIIle	90	79	77
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	6.16	4.0%		IIIle	51	49	57
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	5.62	3.7%		IIIle	62	66	65
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	3.40	2.2%		IIIle	55	65	73
119	Muscataine silty clay loam, 0 to 2 percent slopes	2.19	1.4%		Iw	100	98	91
Weighted Average					2.35	87.2	81.2	*n 75.8

**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.



Property Information | Parcel 2 | 67.6 acres m/l

Legal Description

Poweshiek County – 67.6 acres m/l in the W ½ SE ¼ Except Lot 1 in Section 28, Township 81 North, Range 15 West of the 5th P.M., Poweshiek County, Iowa (Final Legal Description will be determined from Abstract).

Estimated Net Taxes

Taxes Payable 2025-2026: \$1,758.00

Net Taxable Acres: 67.6



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: 5992

Tract Number: 8393

Cropland Acres: 63.43

Corn Base Acres: 39.60

Corn PLC Yield: 128 bu./acre

Soybean Base Acres: 7.0

Soybean PLC Yield: 51 bu./acre

The 63.43 acres of cropland is classified as HEL.

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

CRP-16.70 acres had been enrolled in CRP Filter Strips and Waterways, which expired September 30, 2025, and will be available to be farmed for the 2026 crop year.

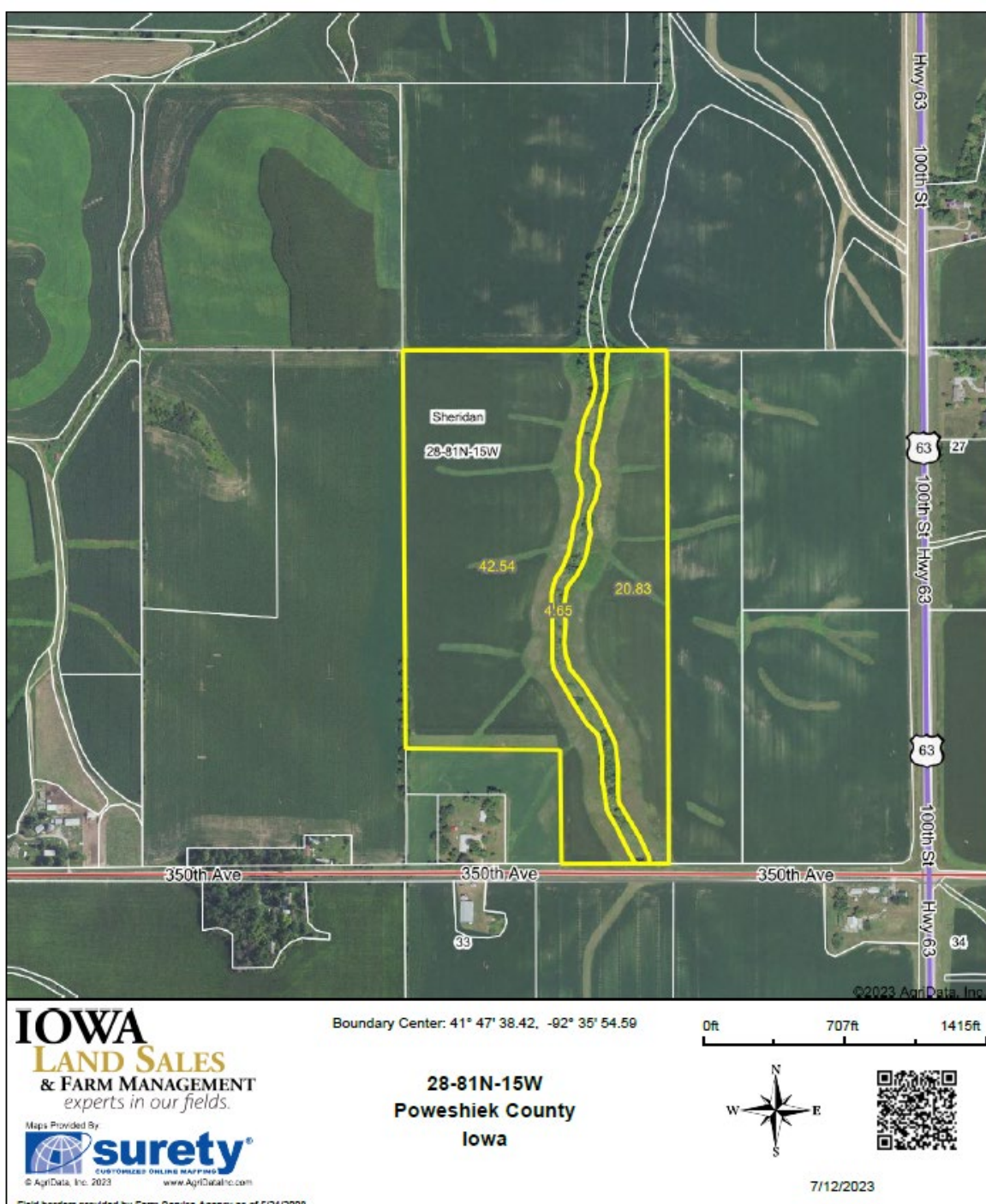
**Information is estimated pending a reconstitution of farm by the Poweshiek County FSA Office.*

Corn Suitability Rating

CSR2: 66.3 on the Entire Farm per AgriData.

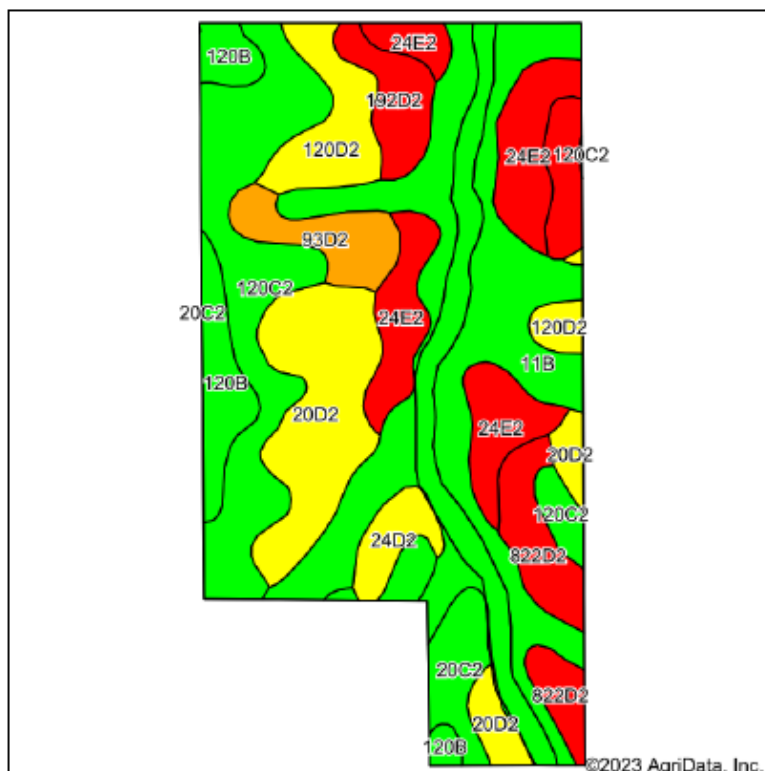


Aerial | Parcel 2 | 67.6 acres m/l

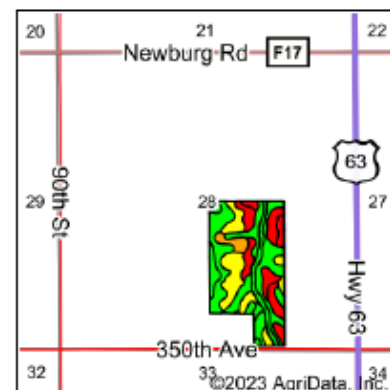




Soils Map | Parcel 2 | 67.6 acres m/1



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Poweshiek**
 Location: **28-81N-15W**
 Township: **Sheridan**
 Acres: **68.02**
 Date: **7/12/2023**

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Maps Provided By:



Area Symbol: IA157, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
11B	Colo-Ely complex, 0 to 5 percent slopes	20.54	30.2%		IIw	86	68	76
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	10.86	16.0%		IIIe	87	76	70
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	8.25	12.1%		IIIe	55	65	73
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	7.94	11.7%		IVe	36	38	51
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	3.82	5.6%		IIIe	62	66	65
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	3.61	5.3%		IVe	16	15	49
120B	Tama silty clay loam, 2 to 5 percent slopes	3.55	5.2%		IIe	95	93	80
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.51	5.2%		IVe	22	15	49
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	2.44	3.6%		IIIe	44	25	52
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	2.03	3.0%		IIIe	81	73	78
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	1.47	2.2%		IIIe	51	49	57
Weighted Average						2.87	66.3	59.3
								*n 67.3

**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 3 | 76.2 acres m/l

Legal Description

Poweshiek County – 76.2 acres m/l in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ & NW $\frac{1}{4}$ NW $\frac{1}{4}$ Except Parcel A in Section 13, Township 80 North, Range 16 West of the 5th P.M., Poweshiek County, Iowa (Final Legal Description will be determined from Abstract).

Estimated Net Taxes

Taxes Payable 2025-2026: \$1,724.00

Net Taxable Acres: 76.2



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: 4557

Tract Number: 1963

Cropland Acres: 74.65

Corn Base Acres: 45.80

Corn PLC Yield: 148 bu./acre

Oats Base Acres: 10.50

Oats PLC Yield: 56 bu./acre

The 74.65 acres of cropland is classified as HEL.

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

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

Corn Suitability Rating

CSR2: 57.1 on the Entire Farm per AgriData.

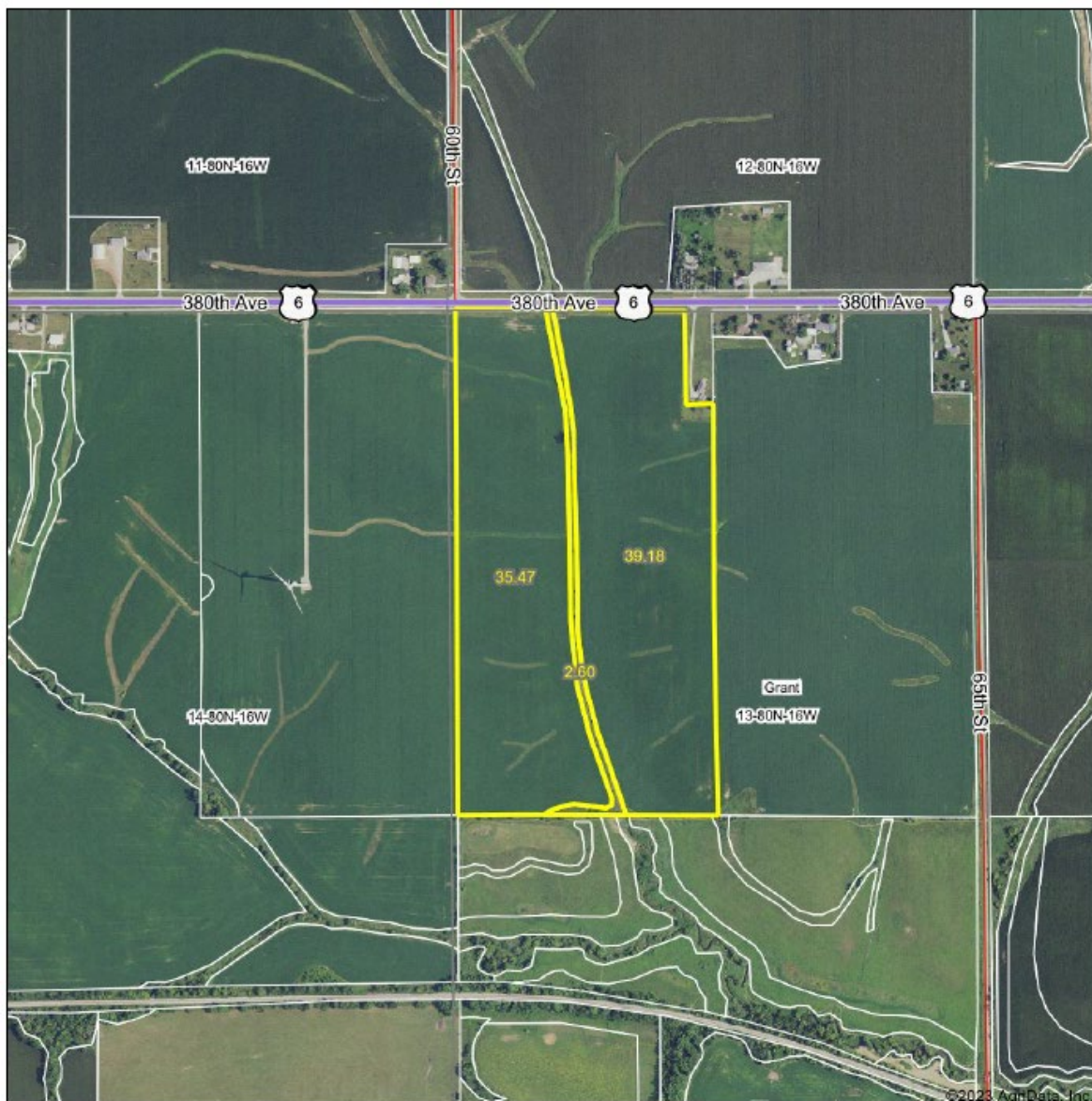
Pipeline

A pipeline runs diagonally from the southwest to the northeast across the south 40-acre parcel.

Refer to the tile map showing the location of the pipeline.



Aerial | Parcel 3 | 76.2 acres m/1



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Maps Provided By:
surety
CUSTOMER'S ONLINE MAPS
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Boundary Center: 41° 44' 32.51, -92° 40' 0.5

13-80N-16W
Poweshiek County
Iowa

0ft 802ft 1604ft

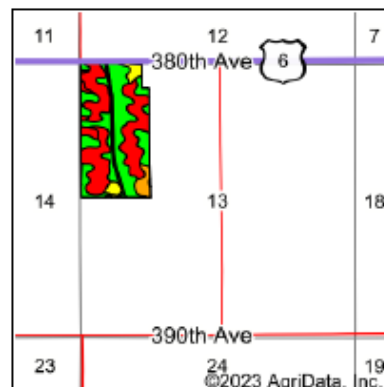
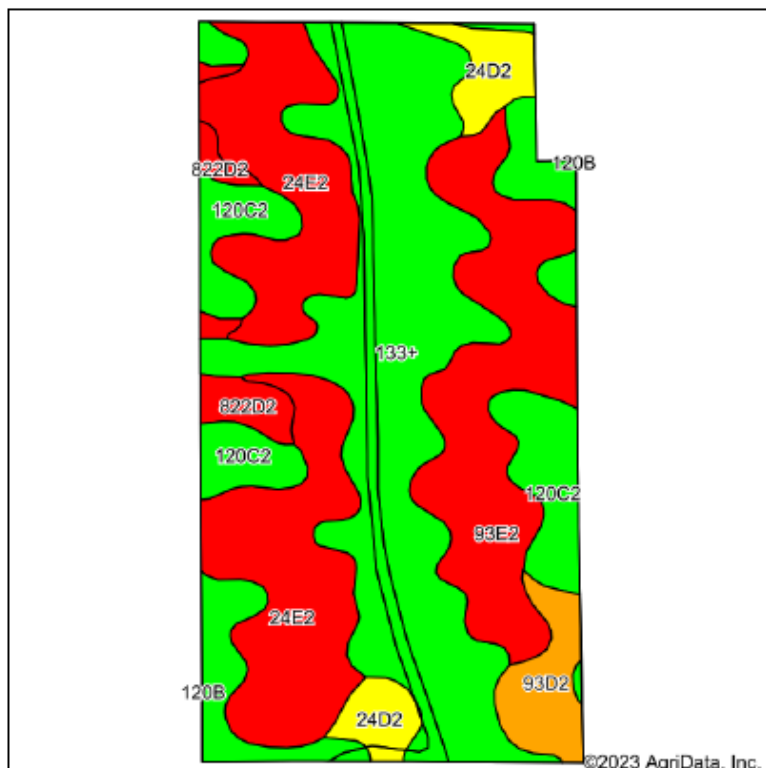


7/12/2023

Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map | Parcel 3 | 76.2 acres m/l



State: Iowa
 County: Poweshiek
 Location: 13-80N-16W
 Township: Grant
 Acres: 77.25
 Date: 7/12/2023

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Maps Provided By:

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Area Symbol: IA157, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	24.67	31.9%		IIw	78	85	82
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	18.97	24.6%		IVe	36	38	51
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately eroded	12.92	16.7%		VIe	30	10	47
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	12.28	15.9%		IIIe	87	76	70
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	3.44	4.5%		IIIe	51	49	57
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	2.91	3.8%		IIIe	44	25	52
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	2.06	2.7%		IVe	22	15	49
Weighted Average						3.45	57.1	53.8
								*n 63.5

**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.



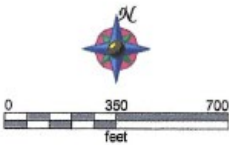
Tile Map | Parcel 3 | 76.2 acres m/1

Gruhn Backhoe & Tiling Inc.

4 Inch Tile 3720.72 ft
Existing Tile 600.62 ft



Hall 80 South
Poweshiek CO
Grant TWP
SEC 13, NW 1/4

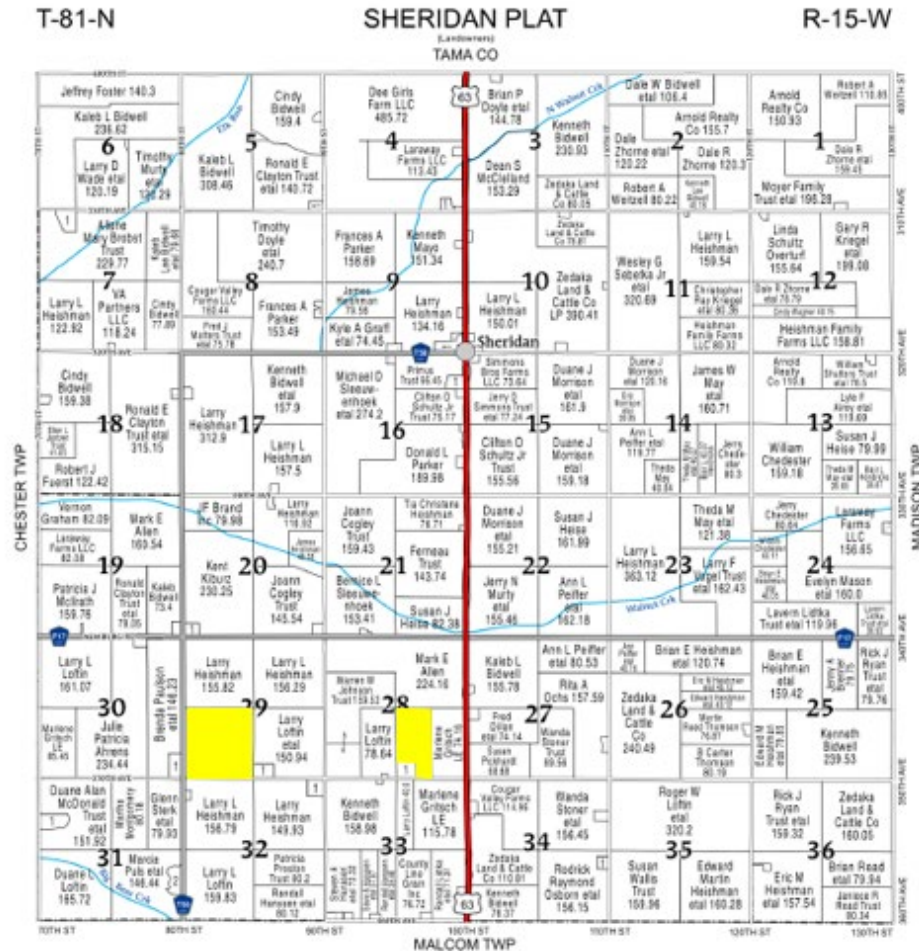


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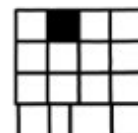




Parcels 1 & 2, Plat Map – Sheridan Township

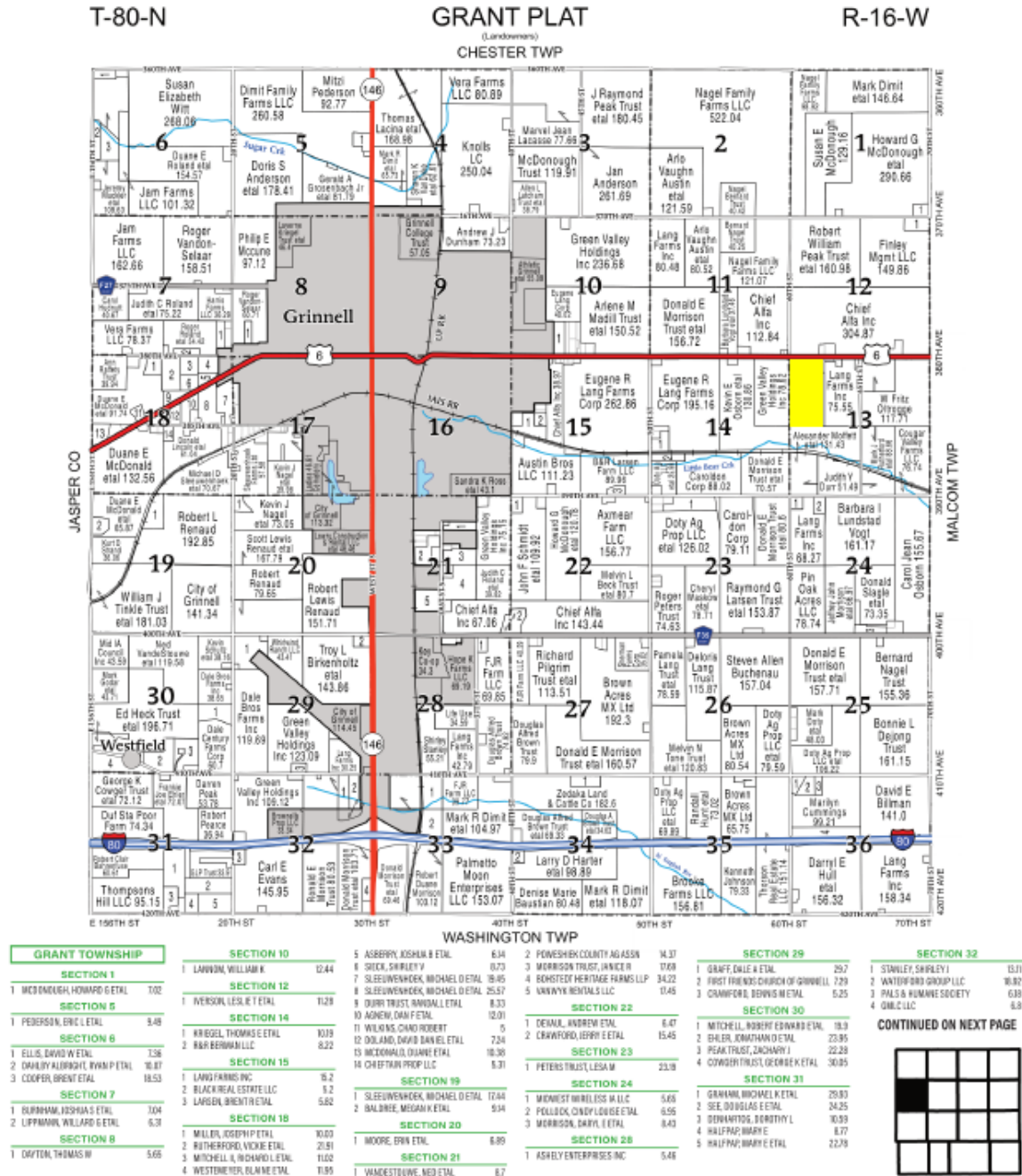


SHERIDAN TOWNSHIP	
SECTION 4	1. PETERSON, BRIAN & SHEL 12
1. HARMON, CORY ET AL 5.08	SECTION 29
SECTION 5	1. LOTT, ROBIN W ET AL 9.29
1. LONG, WENDY ET AL 5.08	SECTION 30
SECTION 7	1. BRAD, LINDA ET AL 15.56
1. WADE, LARRY ET AL 12.4	SECTION 31
1. LEWIS, JERRY ET AL 5.07	1. FARMER, PERRY ET AL 13.1
SECTION 8	2. PAULSON, BRIAN ET AL 13.23
1. SPONNER, INC 3.53	SECTION 32
SECTION 16	1. LOTT, DENA ET AL 8.01
1. GRIFF, PHILIP 1.48	SECTION 34
SECTION 20	1. OSBORN, RONALD 5.81
1. FARMER, LYN 4.52	



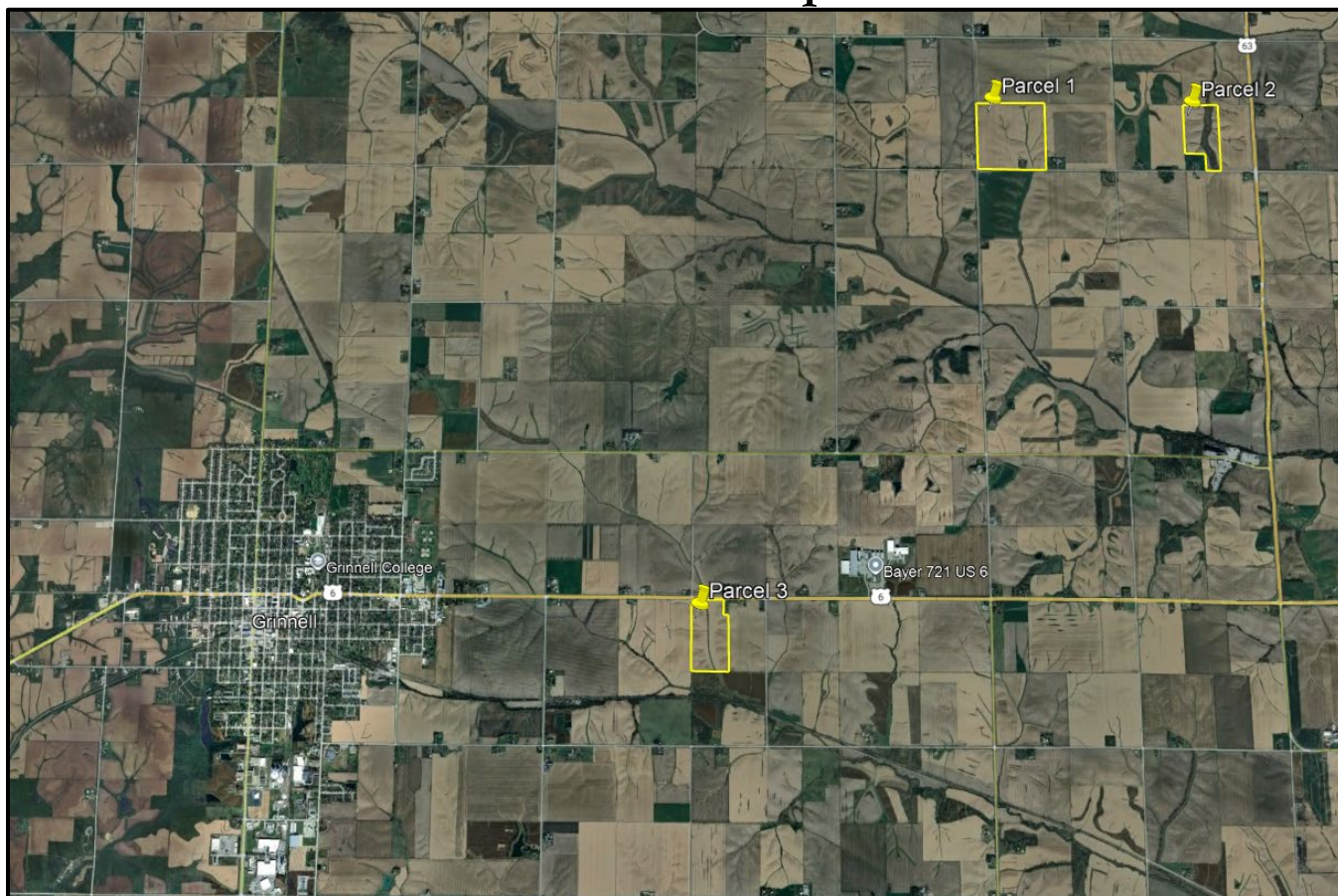


Parcel 3, Plat Map – Grant Township





Location Map





Auction Terms & Announcements

Method: This property will be offered for sale as three 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 19, 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, November 13, at 10 am. The live auction will begin at 10 am on Thursday, November 20, 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.