

IOWA
LAND SALES
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MAHASKA COUNTY
Land Auction

AUCTION DETAILS

158
acres m/l

Tuesday, November 18 @ 10 a.m.

Barnes City American Legion

435 Broadway Street

Barnes City, IA 50027



Matt Mann
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158 acres m/1, Section 8, Pleasant Grove Township

Description

Great opportunity to own 158 acres of pasture with timber and ponds south of Barnes City in Mahaska County. The farm has been well taken care of, has good fences and is available for the next grazing season.





Property Information | 158 acres m/1

Legal Description

Mahaska County – 158 acres m/1 in the S $\frac{1}{2}$ NW $\frac{1}{4}$ & N $\frac{1}{2}$ SW $\frac{1}{4}$ in Section 8 of Pleasant Grove Township

Corn Suitability Rating

CSR2: 40.8 on Entire Farm per AgriData.

FSA Data

FSA Data will be added at a later date due to government shutdown.

Estimated Net Taxes

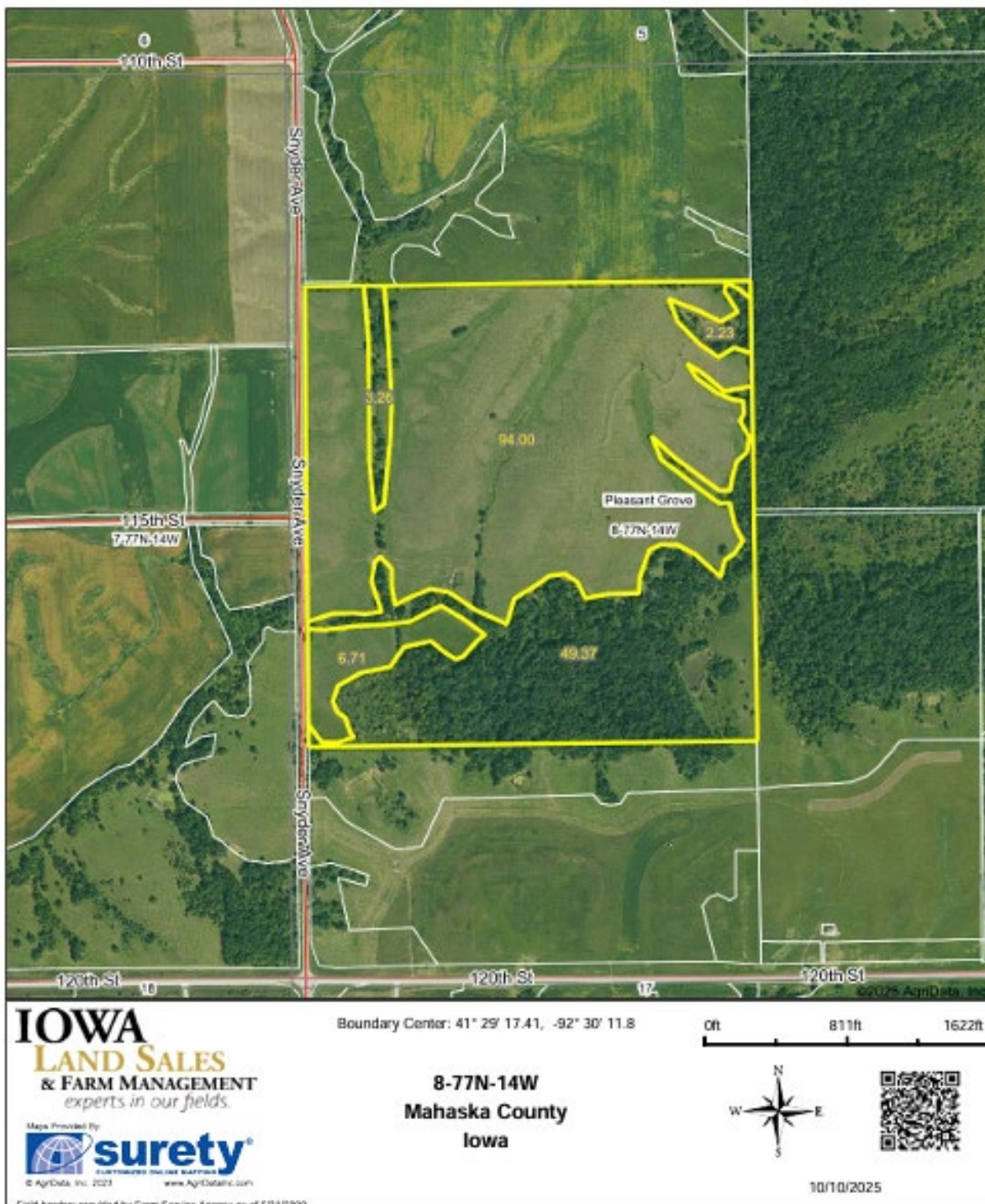
Taxes Payable 2025-2026: \$2,880/year

Possession

Possession of the property will be given at closing.

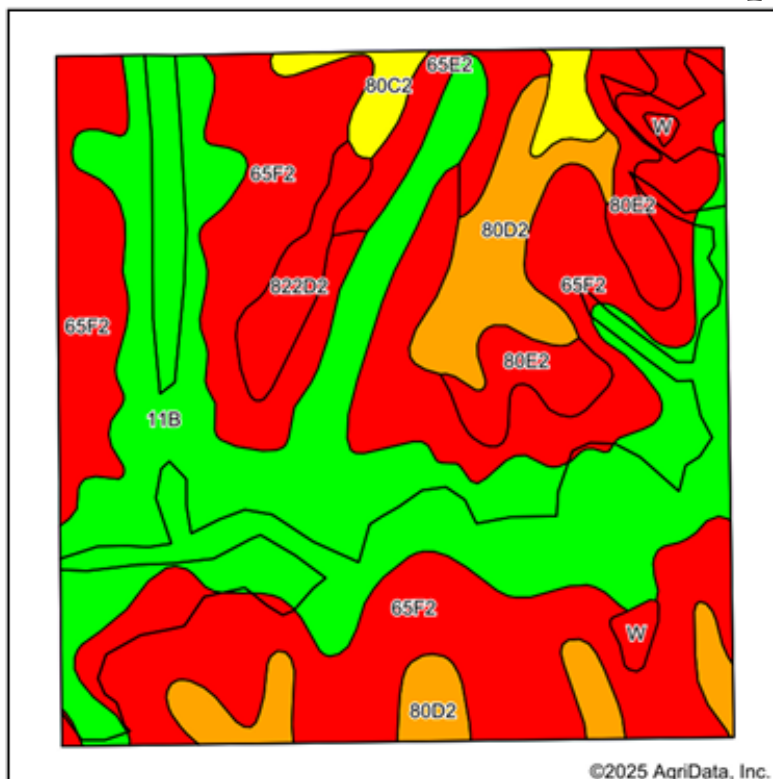


Aerial

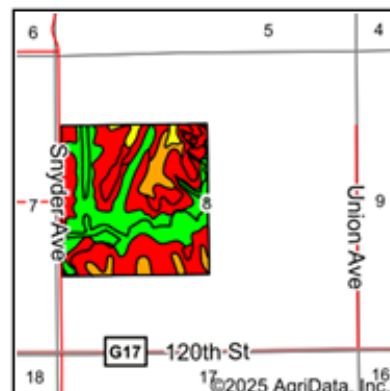




Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Mahaska**
 Location: **8-77N-14W**
 Township: **Pleasant Grove**
 Acres: **155.57**
 Date: **10/10/2025**

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Maps Provided By:

 CUSTOMER'S ONLINE MAPS
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Area Symbol: IA123, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	66.81	42.9%		Vlle	5	8
11B	Colo-Ely complex, 0 to 5 percent slopes	55.35	35.6%		Ilw	86	68
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	14.03	9.0%		Ille	46	59
80E2	Clinton silt loam, 14 to 18 percent slopes, eroded	7.01	4.5%		IVe	35	43
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	4.28	2.8%		Vlle	20	30
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.57	2.3%		IVe	10	18
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	3.56	2.3%		Ille	69	63
W	Water	0.96	0.6%			0	0
Weighted Average					*-	40.8	37.6

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

*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.



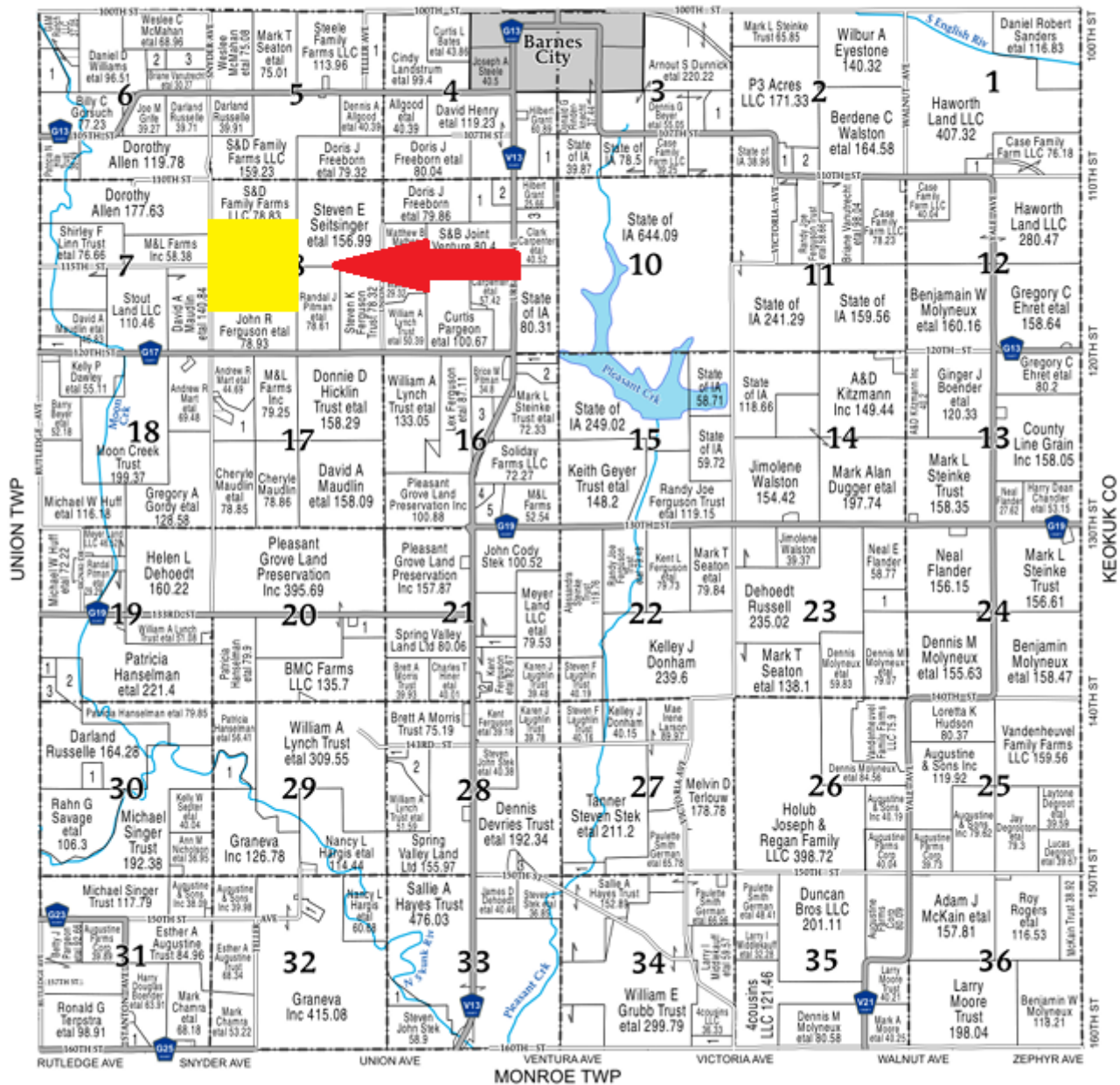
Plat Map | Pleasant Grove Township

T-77-N

PLEASANT GROVE PLAT

R-14-W

(Landowners)
POWESHIEK CO





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 December 30, 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.*