

MAHASKA COUNTY

Land Auction

AUCTION DETAILS

Tuesday, November 18 @ 10 a.m. Barnes City American Legion

435 Broadway Street Barnes City, IA 50027 158 acres m/l



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



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



158 acres m/l, 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/l in the S $^{1}/_{2}$ NW $^{1}/_{4}$ & N $^{1}/_{2}$ SW $^{1}/_{4}$ 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

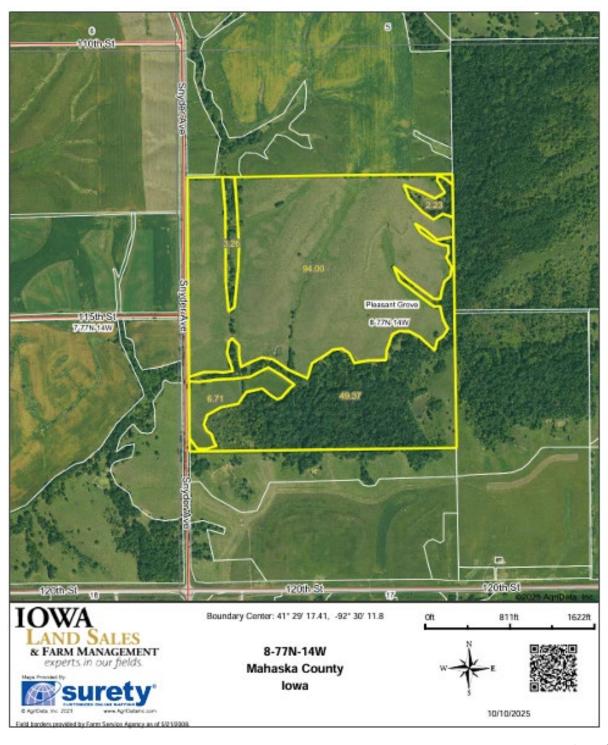
Taxes Payable 2025-2026: \$2,880/year

Possession

Possession of the property will be given at closing.

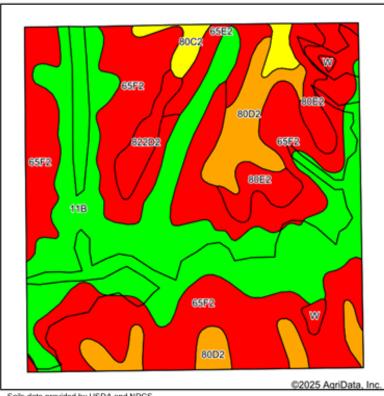


Aerial



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Soils Map



5 9 -⊍nion-Ave-G17 -120th St-162025 AgriData.

State: Iowa County: Mahaska Location: 8-77N-14W Township: Pleasant Grove

Acres: 155.57 Date: 10/10/2025







Soils data provided by	USDA and NRCS.
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Joseph Malle provided by Golden and Newson.									
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%		Vile	5	8		
11B	Colo-Ely complex, 0 to 5 percent slopes	55.35	35.6%		llw	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%		Vle	20	30		
822D2	Lamoni silty day 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					٠.	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

PLEASANT GROVE PLAT T-77-N R-14-W POWESHIEK CO Daniel Robert Sanders etal 116.83 Wilbur A Barnes City Eyestone 140.32 Haworth Land LLC 407.32 Berdene C Walston etal 164.58 State of IA 39.87 Case Family arm LLC 76.18 Dorothy Allen 119.78 Doris J Freebonn etal 79.32 11 Dorothy Allen 177.63 Haworth Land LLC 280.47 Steven E etal 79.86 State of IA 644.09 Seitsinger etal 156.99 M&L Farms Inc 58.38 10 Benjamain W Molyneux State State of IA 159.56 State of IA 241.29 of IA 80.31 John R Ferguson etal 78.93 78.61 etal 160.16 158.64 M&L Farms Inc 79.25 Donnie D William A Lynch Trust etal 133.05 A&D 6HA 58.71 Hicklin Trust etal Kitzmann etal 120.33 Inc 149.44 158.29 Trust eta 72.33 18 Creek 13 County Line Grain State of IA 59.72 14 Soliday Farms LLC 72.27 Mark L Inc 158.05 Keith Geyer David A Mark Alan Cheryle Maudin 78.86 Steinke Walston Maudlin etal 158.09 Trust etal 148.2 Pleasant Grove Land Randy Joe erguson Trust etal 119.15 Dugger etal 197.74 Trust 158.35 M&L Farms 52.54 154.42 Jimolene Walston 39.37 Pleasant Pleasant Mark L Helen L Dehoedt 160.22 John Cody Stek 100.52 Neal Grove Land Flande 58.77 Flander 156.15 Steinke Trust Preservation Inc 157.87 7975 etal 79.84 Inc 395.69 Dehoedt 156.61 Russell 235.02 19=1838D05T0 Land 23 20-William A Lunch Trust etal \$1.56 Dennis M Mark T Molyneux etal 155.63 Patricia Donham 239.6 Molyneux etal 158.47 BMC Farms LLC 135.7 Seaton etal 138.1 Hanselman etal 221.4 etal 59.83 1887 2 Loretta K Hudson 80.37 MC153 III Patricia lanselma: etal 56.41 Brett A Morris Trust 75.19 William A Lynch Trust etal 309.55 Vandenheuvel Family Farms LLC 159.56 Darland Russelle 164.28 Augustine & Sons Inc 26 etal 84.56 Melvin D Terlouw 178.78 28 Kelly Vi Septer etal 40.04 Dennis Holub Michael Steven Stek Joseph & Regan Family LLC 398.72 Devries Trust etal 211.2 Graneva Inc 126.78 etal 192.34 Sallie A Duncan Adam J Hayes Trust 476.03 Bros LLC 201.11 McKain etal 157.81 32 35 36 68.34 4cousins LLC 121.46 Larry William E Graneva Moore Trust Ronald G Terpstra etal 98.91 Grubb Trust etal 299.79 198.04 RUTLEDGE AVE SNYDER AVE UNION AVE

MONROE TWP



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.