

# IOWA LAND SALES & FARM MANAGEMENT

*experts in our fields.*

## POWESHIEK COUNTY

### Online Land Auction

#### AUCTION DETAILS

##### Online Bidding Available

Opens: Tuesday, November 18 @ 10 a.m.

Closes: Tuesday, November 25 @ 11 a.m.

**40**  
acres m/l  
with a  
dwelling

##### Open House

Monday, November 10

3-6 p.m.



Matt Mann  
641-990-4016  
[Matt@IowaLandSales.com](mailto:Matt@IowaLandSales.com)



Vince Johnson  
641-891-5326  
[Vince@IowaLandSales.com](mailto:Vince@IowaLandSales.com)



## 40 acres m/1 with a dwelling, Section 34, Union Township

### Description

Excellent opportunity to own 40 acres with a house in a rural setting south of Montezuma in Poweshiek County. This property provides approximately 31 acres of income producing ground with a CSR2 rating of 56.9. The balance consists of timber, offering excellent hunting and recreational benefits. If you're seeking peaceful, country living on an income-producing, recreational piece of land, this property checks all the boxes, be sure to check it out!





## Property Information | 40 acres m/1

### ***Legal Description***

*Poweshiek County* - 40 acres m/1 in NE ¼ NW ¼ in Section 34, Township 78 North, Range 15 West of the 5th P.M., Poweshiek County, Iowa.

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

CSR2: 58.5 on Entire Farm per AgriData.

### ***FSA Data***

FSA information will be available at a later date due to government shutdown.

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

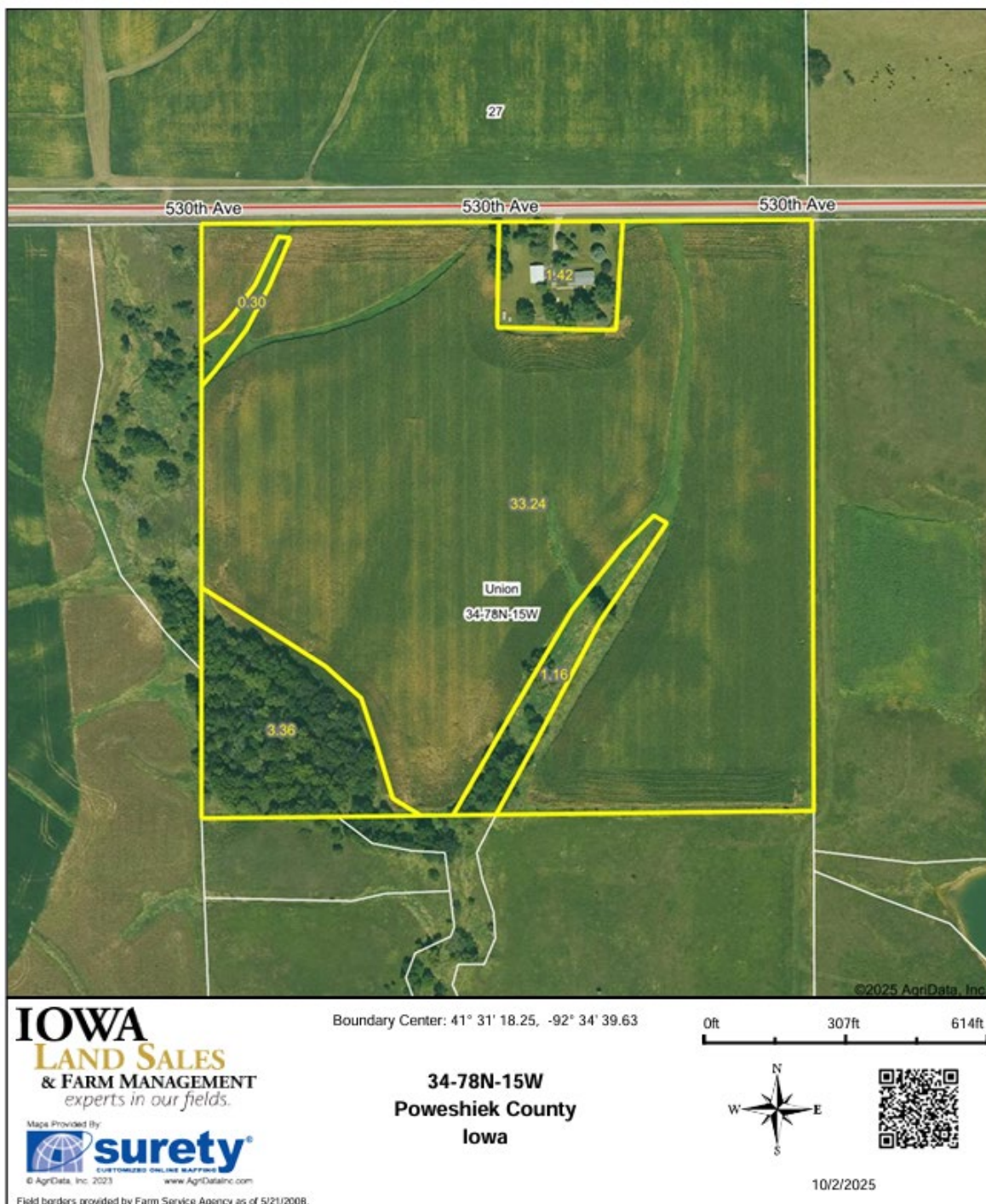
Taxes Payable 2025-2026: \$1,850/year

### ***Possession***

Possession of the property will be given at closing.

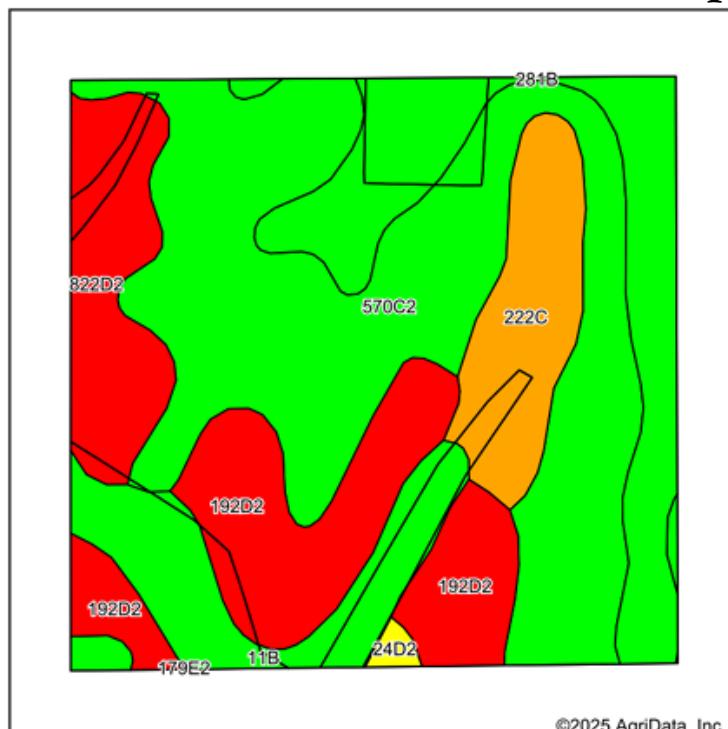


# Aerial

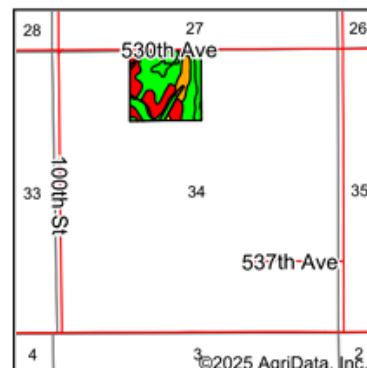




## Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Poweshiek**  
 Location: **34-78N-15W**  
 Township: **Union**  
 Acres: **39.48**  
 Date: **10/2/2025**

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Map Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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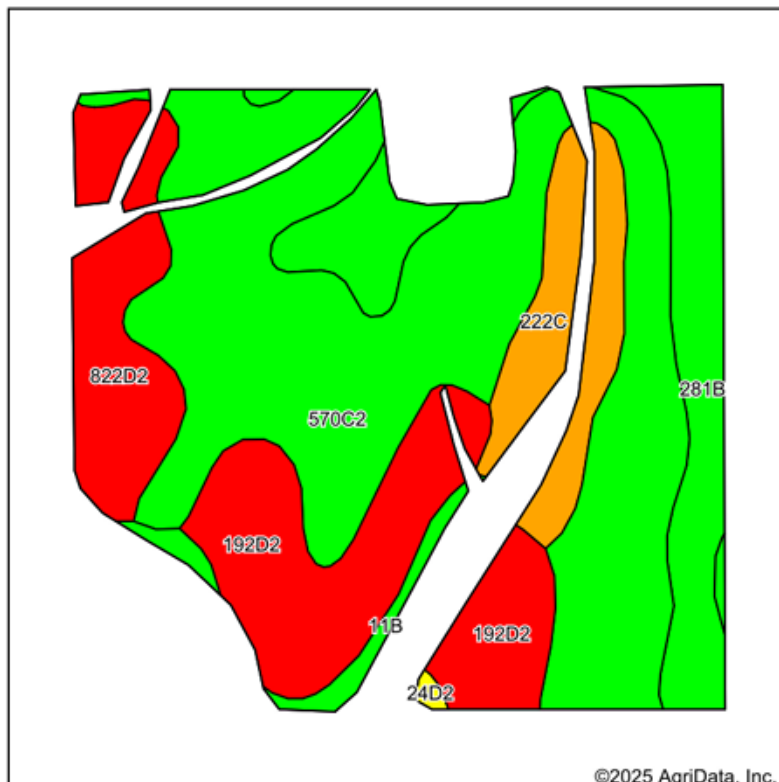
| Area Symbol: IA157, Soil Area Version: 28 |                                                                   |       |                  |             |                  |        |      |
|-------------------------------------------|-------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|------|
| Code                                      | Soil Description                                                  | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR  |
| 570C2                                     | Nira silty clay loam, 5 to 9 percent slopes, moderately eroded    | 16.15 | 40.9%            |             | IIIe             | 72     | 68   |
| 192D2                                     | Adair clay loam, 9 to 14 percent slopes, moderately eroded        | 6.72  | 17.0%            |             | IVe              | 16     | 15   |
| 281B                                      | Otley silty clay loam, 2 to 5 percent slopes                      | 5.97  | 15.1%            |             | Ile              | 91     | 91   |
| 11B                                       | Colo-Ely complex, 0 to 5 percent slopes                           | 3.52  | 8.9%             |             | IIw              | 86     | 68   |
| 222C                                      | Clarinda silty clay loam, 5 to 9 percent slopes                   | 3.47  | 8.8%             |             | IVw              | 43     | 30   |
| 822D2                                     | Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded | 3.47  | 8.8%             |             | IVe              | 10     | 15   |
| 24D2                                      | Shelby loam, 9 to 14 percent slopes, moderately eroded            | 0.18  | 0.5%             |             | IIIe             | 51     | 49   |
| Weighted Average                          |                                                                   |       |                  |             | 3.11             | 58.5   | 54.4 |

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

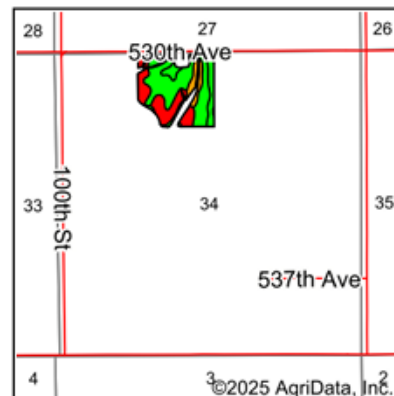
\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Cropland Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Poweshiek**  
 Location: **34-78N-15W**  
 Township: **Union**  
 Acres: **31.49**  
 Date: **10/2/2025**

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Maps Provided By:



Area Symbol: IA157, Soil Area Version: 28

| Code             | Soil Description                                                  | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR  |
|------------------|-------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|------|
| 570C2            | Nira silty clay loam, 5 to 9 percent slopes, moderately eroded    | 15.20 | 48.1%            |             | IIIe             | 72     | 68   |
| 192D2            | Adair clay loam, 9 to 14 percent slopes, moderately eroded        | 5.44  | 17.3%            |             | IVe              | 16     | 15   |
| 281B             | Otley silty clay loam, 2 to 5 percent slopes                      | 4.50  | 14.3%            |             | Ile              | 91     | 91   |
| 822D2            | Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded | 3.04  | 9.7%             |             | IVe              | 10     | 15   |
| 222C             | Clarinda silty clay loam, 5 to 9 percent slopes                   | 2.60  | 8.3%             |             | IVw              | 43     | 30   |
| 11B              | Colo-Ely complex, 0 to 5 percent slopes                           | 0.63  | 2.0%             |             | IIw              | 86     | 68   |
| 24D2             | Shelby loam, 9 to 14 percent slopes, moderately eroded            | 0.08  | 0.3%             |             | IIIe             | 51     | 49   |
| Weighted Average |                                                                   |       |                  |             | 3.19             | 56.9   | 53.8 |

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

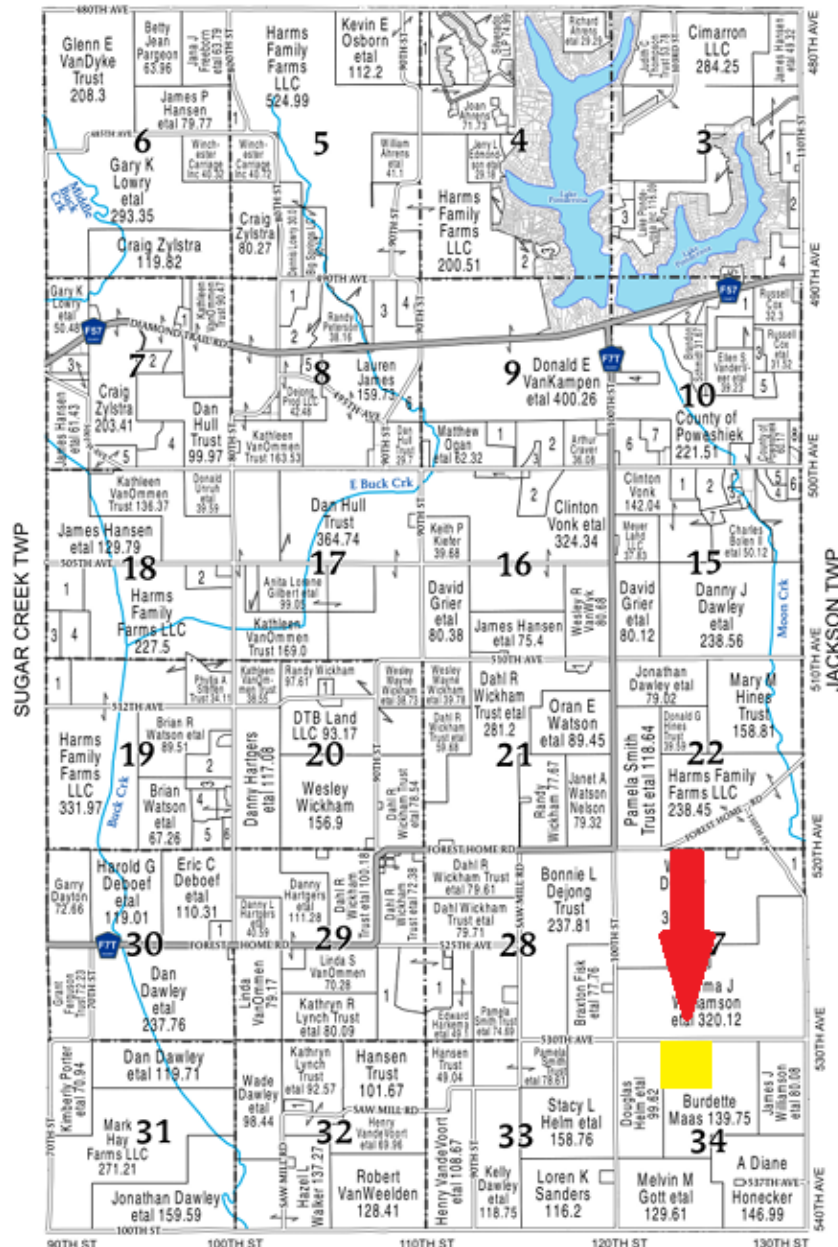
\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Plat Map | Union Township

T-78-N UNION PLAT R-15-W

(Landowners)  
PLEASANT TWP





## Location Map





## 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 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.*

### To register and bid online:

<https://bid.iowalandsales.com/auctions>

Online bidding will begin Tuesday, November 18, 2025 at 10 am and conclude on Tuesday, November 25, 2025 at 10 am.

**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.