

# IOWA LAND SALES & FARM MANAGEMENT

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## MAHASKA COUNTY

### Online Only Land Auction

#### AUCTION DETAILS

Online Bidding:

Opens: Thursday, February 5<sup>th</sup>, 2026 @ 10 a.m.

Closes: Thursday, February 12<sup>th</sup>, 2026 @ 11 a.m.

205.2  
acres m/1

2 PARCELS



Matt Mann  
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Vince Johnson  
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## **Offered in 2 parcels**

Parcel 1 – 191 acres m/l, Section 32, Spring Creek Township, Mahaska County

Parcel 2 – 14.2 acres m/l – Section 18, Cedar Township, Mahaska County

## **Description**

205.2 acres m/l of quality Mahaska County land being offered for sale as 2 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 quality farms in a competitive area of Mahaska County.



## Property Information | Parcel 1 | 191 acres m/1

### Legal Description

Mahaska County – 191 acres m/1 in the SE ¼ except Lot 1 & 2 in the NE ¼ SE ¼, S ½ NE ¼ SW ¼, & N ½ SE ¼ SW ¼, all in Section 32, Township 75 North, Range 15 West of the 5th P.M., Mahaska County, Iowa. (Final Legal Description will be determined from Abstract).

### Estimated Net Taxes

Taxes Payable 2025-2026: \$4,955.00  
 Net Taxable Acres: 191.0

### Possession

Possession of the property will be given at closing. The 2025 farm lease has been terminated, and the cropland will be available for the 2026 crop year. The new buyer will be responsible for reimbursing the Seller at closing for \$3,534.85 of dry fertilizer applied to the cropland in the fall of 2025.

### FSA Data

Farm Number: 5938

Tract Number: 5054

Cropland Acres: 60.1

Corn Base Acres: 60.1

Corn PLC Yield: 147 bu./acre

The 60.1 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 Mahaska County FSA Office.*

### Conservation Reserve Program (CRP)

Contract Number: 11744

Acres Enrolled: 3.50

Rental Rate per Acre: \$159.73

Annual Payment: \$559.00

Expires: September 30, 2030

Fields 10, 11, & 12

Contract Number: 11259

Acres Enrolled: 88.40

Rental Rate per Acre: \$228.88

Annual Payment: \$20,233.00

Expires: September 30, 2027

Fields 2, 3, & 7

Contract Number: 11911

Acres Enrolled: 15.00

Rental Rate per Acre: \$299.60

Annual Payment: \$4,494.00

Expires: September 30, 2032

Fields 4, 5, 8, & 9

*\*The 2026 CRP Payments will be prorated to the date of closing.*



### Corn Suitability Rating

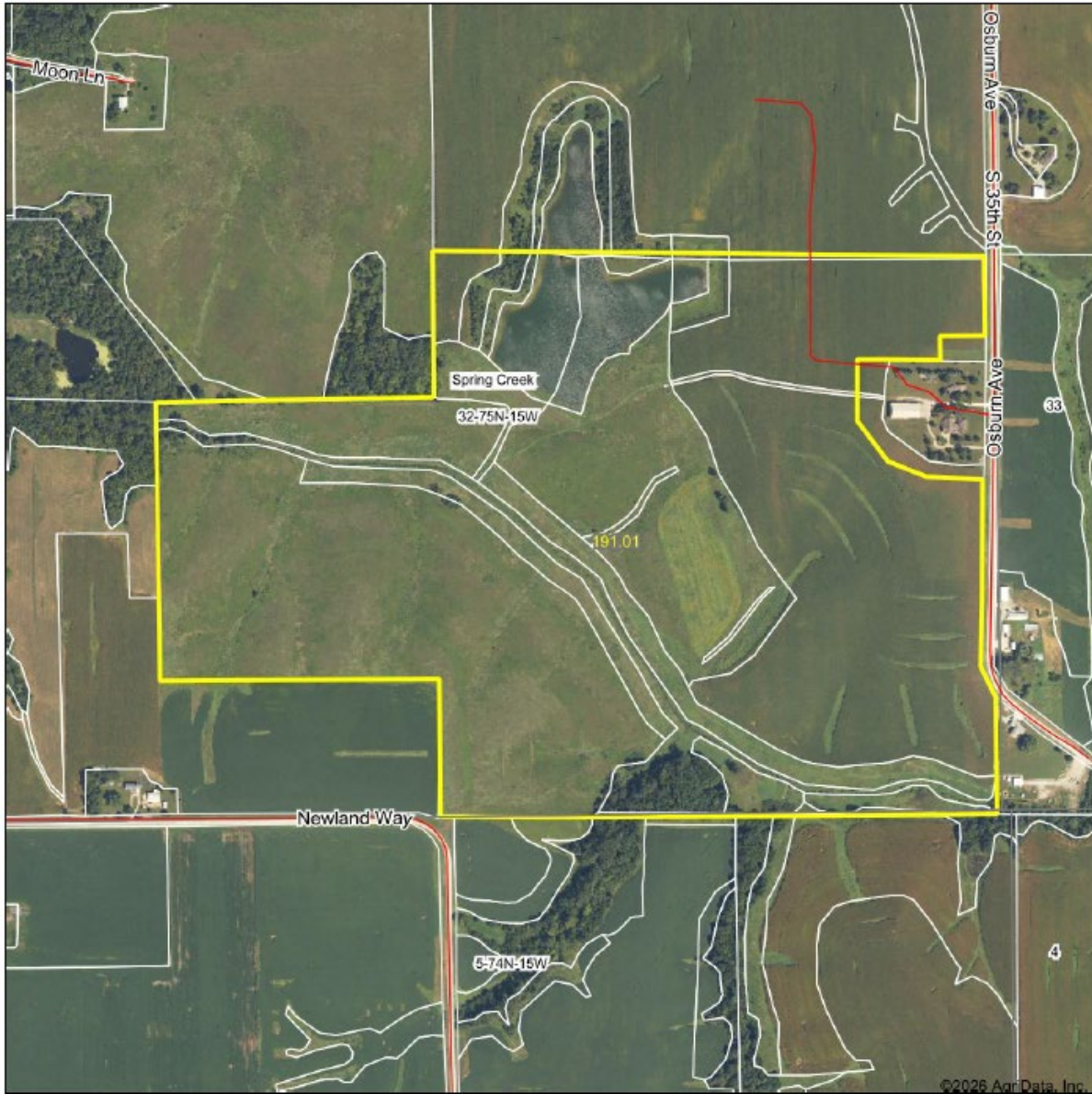
CSR2: 56 on the Entire Farm per AgriData.

CSR2: 68 on Cropland per AgriData.

CSR2: 51.8 on CRP per AgriData.



**Aerial | Parcel 1 | 191 acres m/1**



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Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 41° 15' 10.13, -92° 38' 36.66

**32-75N-15W**  
**Mahaska County**  
**Iowa**

0ft 735ft 1469ft

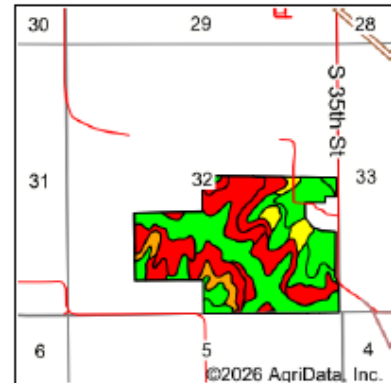
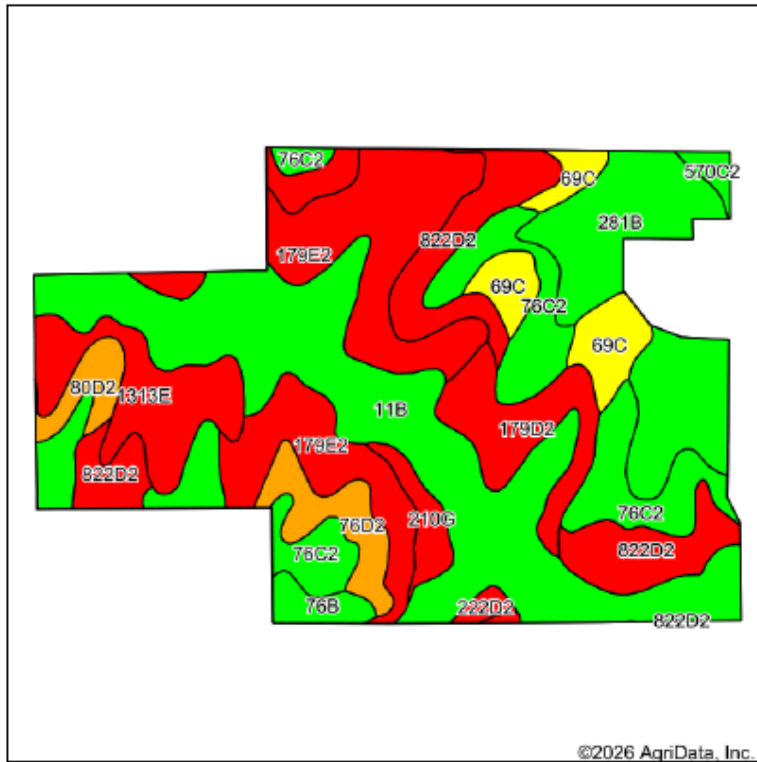


1/14/2026

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



## Soils Map | Parcel 1 | 191 acres m/1



State: Iowa  
 County: Mahaska  
 Location: 32-75N-15W  
 Township: Spring Creek  
 Acres: 191.01  
 Date: 1/14/2026

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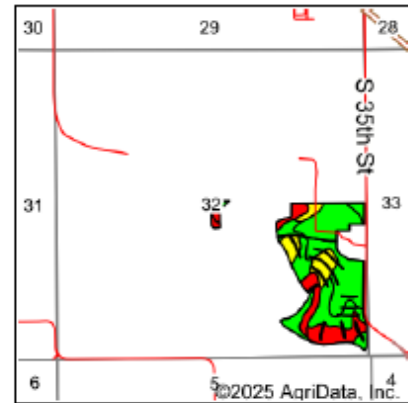
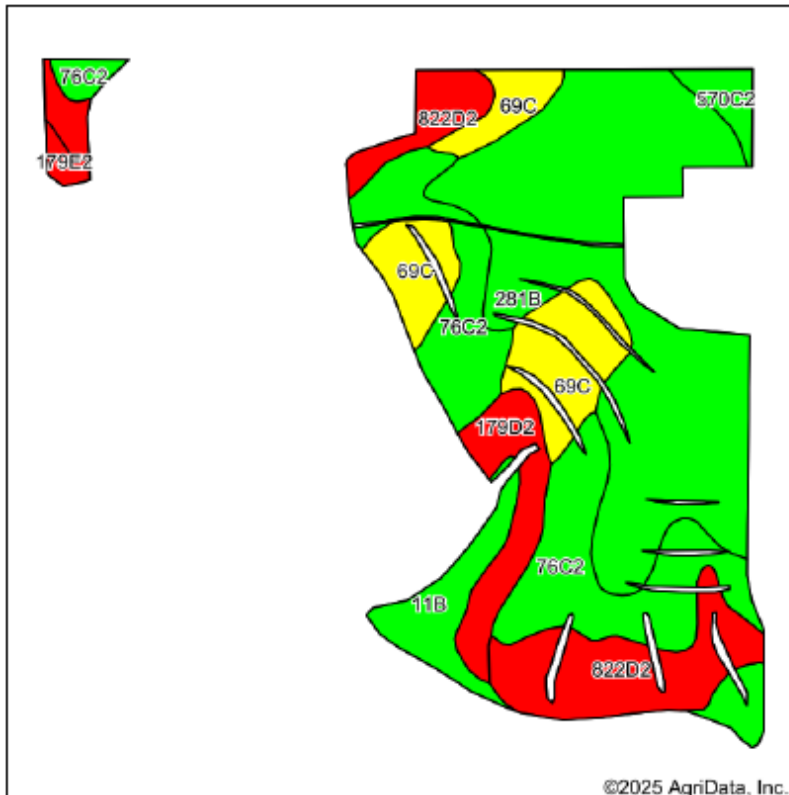
Soils data provided by USDA and NRCS.

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Area Symbol: IA123, Soil Area Version: 31								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
11B	Colo-Ely complex, 0 to 5 percent slopes	45.89	24.0%		IIw	86	68	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	30.25	15.8%		VIe	26	33	
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	24.97	13.1%		IIIe	75	68	
281B	Otley silty clay loam, 2 to 5 percent slopes	21.78	11.4%		IIe	91	92	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	21.45	11.2%		IVe	10	18	
1313E	Muntonville silt loam, 14 to 18 percent slopes	12.02	6.3%		VIIe	24	5	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	9.67	5.1%		IVe	36	43	
69C	Clearfield silty clay loam, 5 to 9 percent slopes	8.44	4.4%		IIIw	60	50	
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	5.91	3.1%		IIIe	49	58	
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	3.23	1.7%		IIIe	46	59	
210G	Boone fine sandy loam, 18 to 40 percent slopes	2.90	1.5%		VIIIs	5	5	
76B	Ladoga silt loam, 2 to 5 percent slopes	2.45	1.3%		IIe	86	87	
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	1.14	0.6%		IIIe	72	67	
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	0.91	0.5%		IVe	12	10	
<b>Weighted Average</b>						3.59	56	52.1



## Cropland Soils Map | Parcel 1 | 191 acres m/1



State: Iowa  
 County: Mahaska  
 Location: 32-75N-15W  
 Township: Spring Creek  
 Acres: 61.67  
 Date: 12/12/2025

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Soils data provided by USDA and NRCS.

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Area Symbol: IA123, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
281B	Otley silty clay loam, 2 to 5 percent slopes	23.21	37.5%	Green	Ile	91	92	
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	13.07	21.2%	Green	IIle	75	68	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	8.73	14.2%	Red	IVe	10	18	
69C	Clearfield silty clay loam, 5 to 9 percent slopes	7.40	12.0%	Yellow	IIIw	60	50	
11B	Colo-Ely complex, 0 to 5 percent slopes	4.06	6.6%	Green	IIw	86	68	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	3.62	5.9%	Red	IVe	36	43	
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	1.10	1.8%	Green	IIIe	72	67	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.48	0.8%	Red	VIe	26	33	
<b>Weighted Average</b>						<b>2.78</b>	<b>68</b>	<b>66</b>



## FSA Aerial | Parcel 1 | 191 acres m/l



Mahaska County, Iowa



- Legend**
- Non-Cropland
  - Cropland
  - CRP
  - Iowa PLS
  - Tract Boundary
  - Iowa Roads
- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

2025 Program Year  
Map Created October 18, 2024

Farm 5938  
Tract 5054

Tract Cropland Total: 169.00 acres



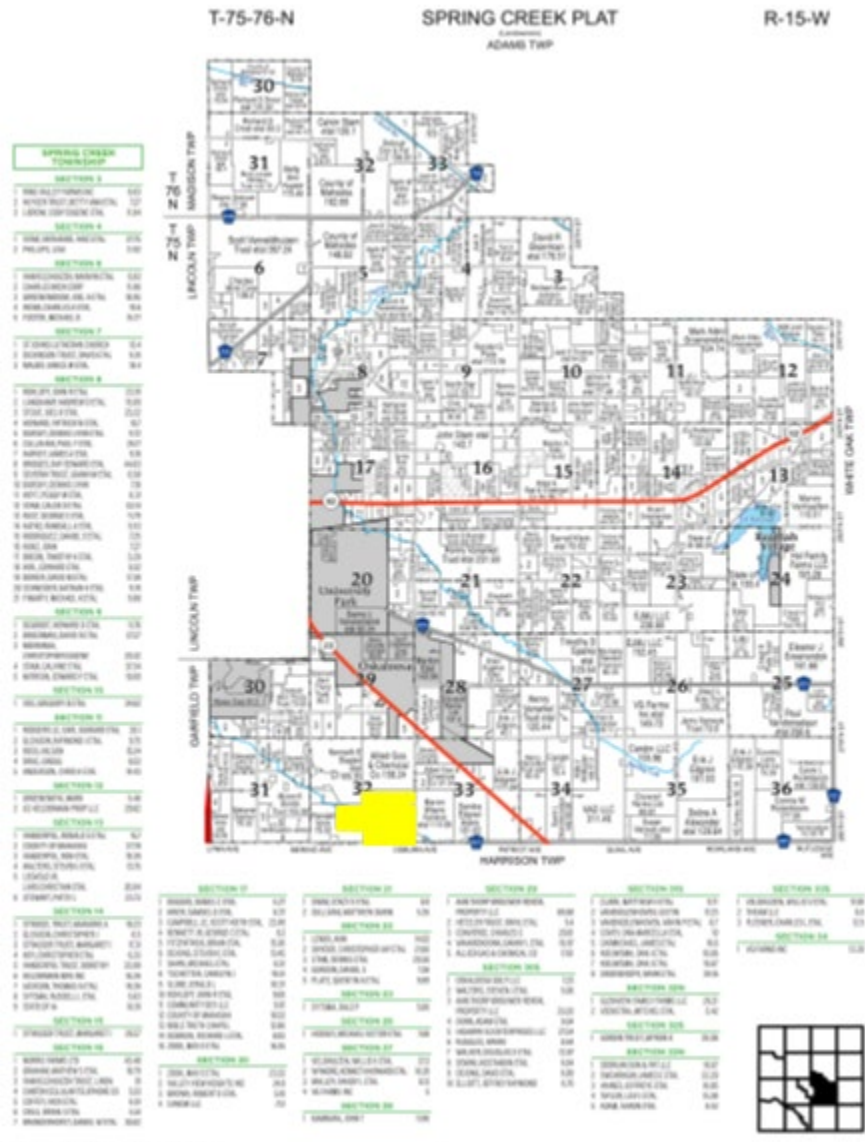
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## Parcel 1, Plat Map – Spring Creek Township





## Property Information | Parcel 2 | 14.2 acres m/1

### ***Legal Description***

*Mahaska County* – 14.2 acres m/1 in Lots 4 & 9 in the W ½ NW ¼; Lots 5-8 & Lots 12, 13, & 14 in the W ½ NW ¼; E ½ N ½ of Lot B in the SW ¼ NW ¼; E ½ S ½ of Lot B in the SW ¼ NW ¼; S ½ W ½ of Lot B in the SW ¼ NW ¼; N ½ W ½ of Lot B in the SW ¼ NW ¼ except the Triangular Tract in the NW Corner; all in Section 18, Township 74 North, Range 14 West of the 5<sup>th</sup> P.M., Mahaska County, Iowa (Final Legal Description will be determined from Abstract).



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

Taxes Payable 2025-2026: \$606.00

Net Taxable Acres: 14.2

### ***Possession***

Possession of the property will be given at closing. The 2025 farm lease has been terminated, and the cropland will be available for the 2026 crop year. The new buyer will be responsible for reimbursing the Seller at closing for \$3,002.38 for nitrogen and dry fertilizer applied to the cropland in the fall of 2025.

### ***FSA Data***

Farm Number: 5938

Tract Number: 1881

Cropland Acres: 14.20

Corn Base Acres: 9.20

Corn PLC Yield: 147 bu./acre

Soybean Base Acres: 2.70

Soybean PLC Yield: 56 bu./acre

Wheat Base Acres: 0.60

Wheat PLC Yield: 34 bu./acre

The 14.2 acres of cropland is classified as NHEL.

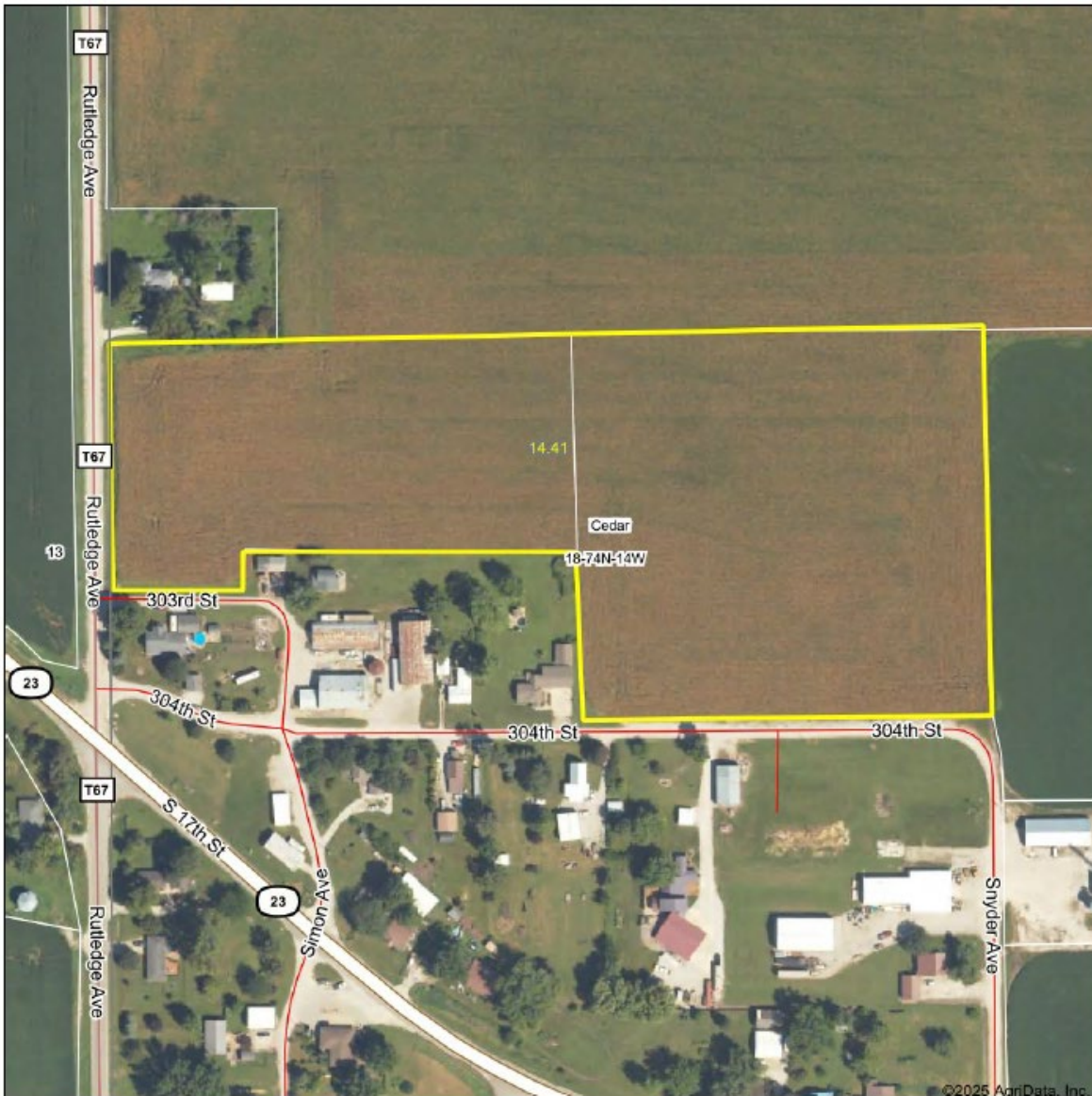
2025 Farm Program Election: Corn, Soybeans, and Wheat are enrolled under the ARC County farm program. *\*Information is estimated pending a reconstitution of farm by the Mahaska County FSA Office.*

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

CSR2: 91.7 on the Entire Farm per AgriData.



**Aerial | Parcel 2 | 14.2 acres m/1**



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Boundary Center: 41° 12' 53.9, -92° 31' 23.99

0ft 241ft 482ft

**18-74N-14W**  
**Mahaska County**  
**Iowa**

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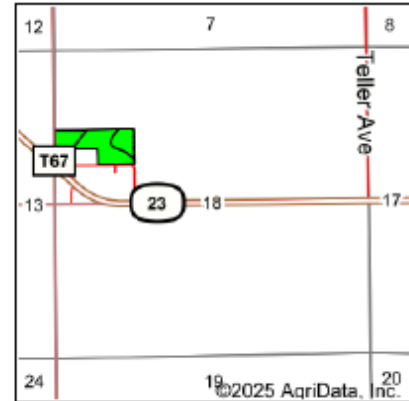
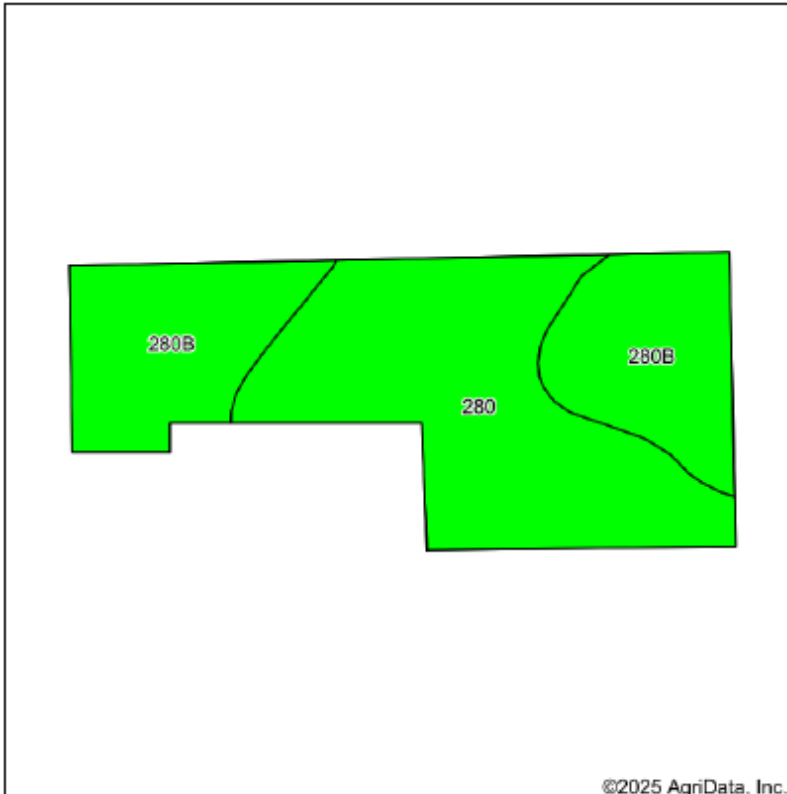
12/10/2025

Maps Provided By **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.



## Soils Map | Parcel 2 | 14.2 acres m/1



State: Iowa  
 County: Mahaska  
 Location: 18-74N-14W  
 Township: Cedar  
 Acres: 14.41  
 Date: 12/10/2025

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Soils data provided by USDA and NRCS.

Area Symbol: IA123, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
280	Mahaska silty clay loam, 0 to 2 percent slopes	7.79	54.1%		lw	94	97	
280B	Mahaska silty clay loam, 2 to 5 percent slopes	6.62	45.9%		lle	89	92	
<b>Weighted Average</b>						<b>1.46</b>	<b>91.7</b>	<b>94.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# FSA Aerial | Parcel 2 | 14.2 acres m/1



Mahaska County, Iowa



- Legend**
- Non-Cropland
  - Cropland
  - CRP
  - Tract Boundary
  - Iowa PLSG
  - Iowa Roads
- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

Tract Cropland Total: 14.40 acres

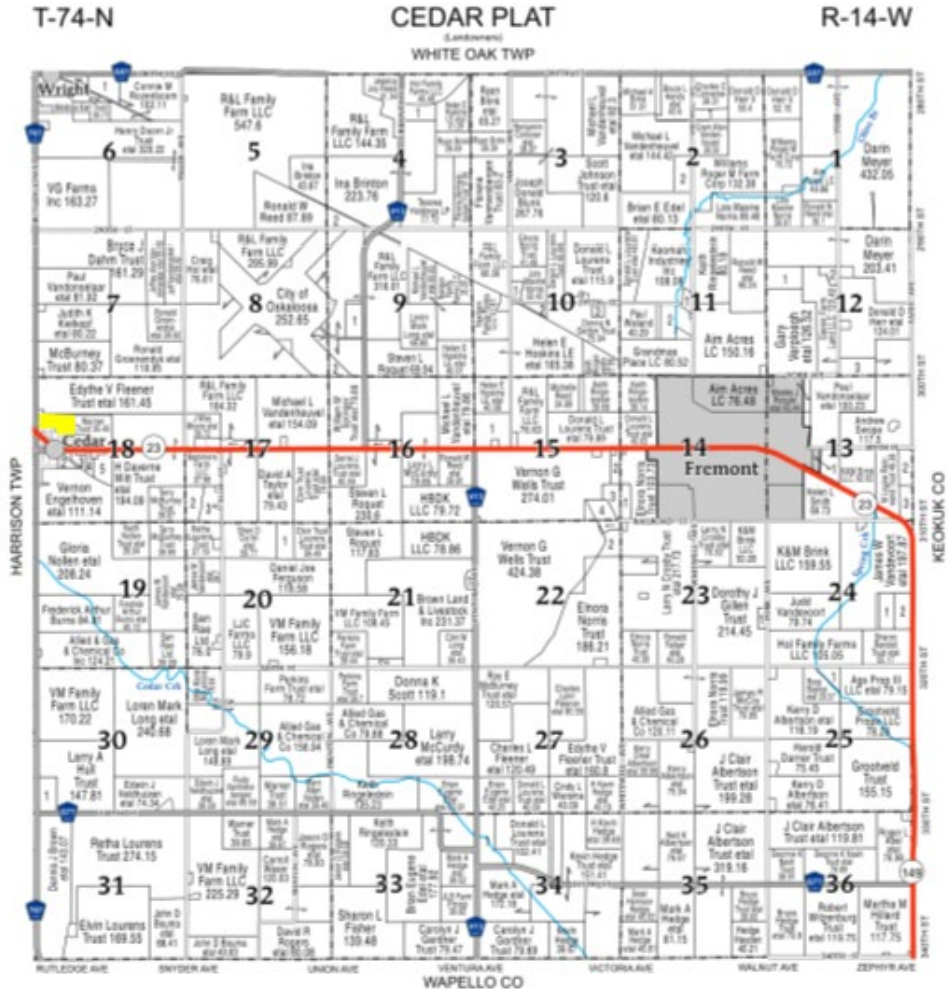
2025 Program Year  
 Map Created October 18, 2024  
 Farm **5938**  
 Tract **1881**



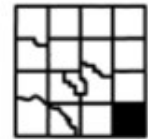
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## Parcel 2, Plat Map – Cedar Township

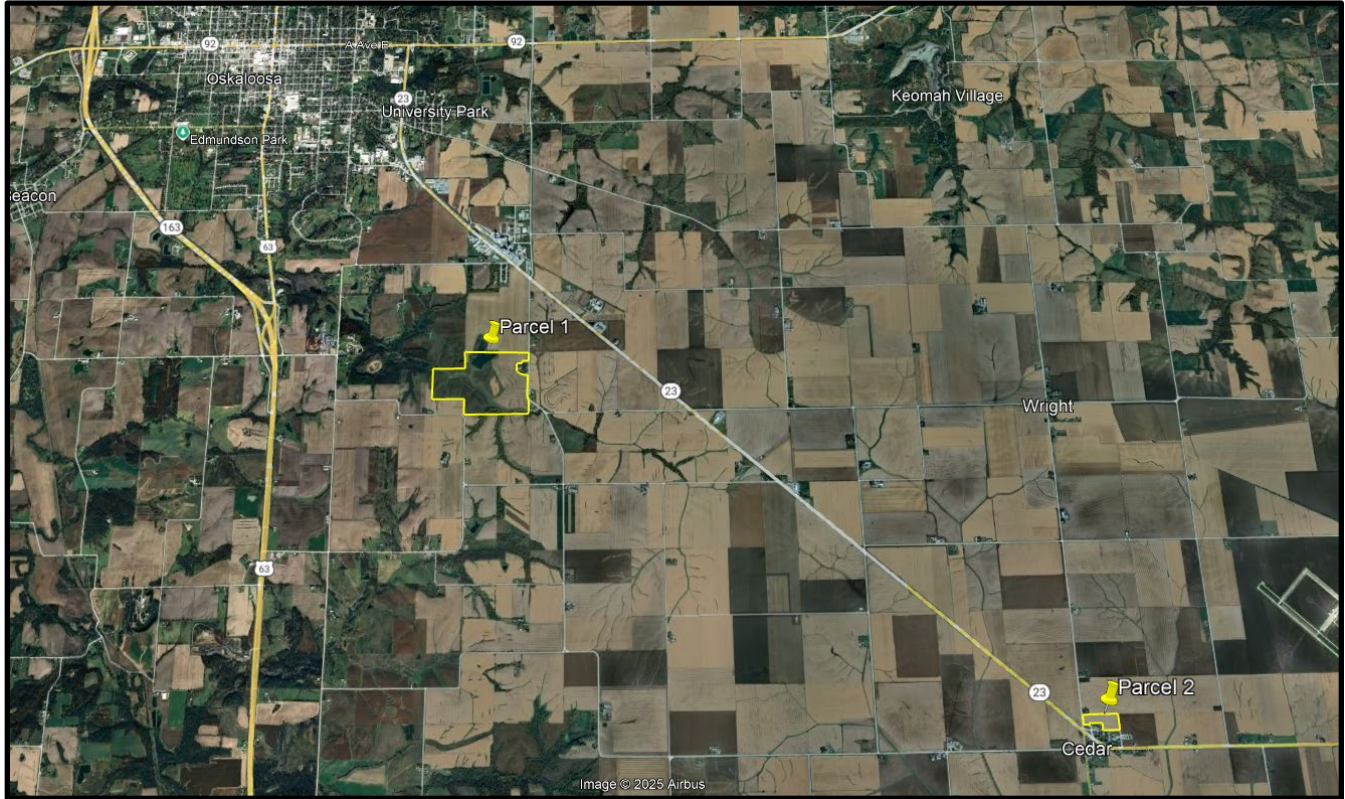


SECTION 2	SECTION 11	SECTION 16	SECTION 22
1 EDGAR MEMORIAL CENTER 0.78	1 NEEL, RONALD E ETAL 0.38	1 TOWN OF FREMONT 0.80	1 CROFT TRUST, LARRY W ETAL 16.3
2 BARTOL, MERLIN ETAL 32.4	2 STORLING, BRANKI ETAL 20.75	2 WOODRUFF, BOSS ANN 0.43	2 CROFT TRUST, LARRY W ETAL 16.3
2 SHARON, DUSTIN E 20.25	3 WINDENBERG, ARNOLD L ETAL 37.08	2 WOODRUFF, BOSS ANN 0.43	2 CROFT TRUST, LARRY W ETAL 16.3
SECTION 4	SECTION 12	2 WOODRUFF, BOSS ANN 0.43	2 CROFT TRUST, LARRY W ETAL 16.3
1 WOODRUFF, BOSS ANN 0.43	1 BIRCH, TILDA 0.07	2 WOODRUFF, BOSS ANN 0.43	2 CROFT TRUST, LARRY W ETAL 16.3
2 WOODRUFF, BOSS ANN 0.43	2 WOODRUFF, BOSS ANN 0.43	2 WOODRUFF, BOSS ANN 0.43	2 CROFT TRUST, LARRY W ETAL 16.3
SECTION 6	SECTION 13	SECTION 18	SECTION 24
1 WOODRUFF, BOSS ANN 0.43	1 RIDGEL, STEVEN A 22.33	1 FLENER, S TRUST ETAL 0.3	1 GILLEN, DENITHY ETAL 0.34
2 WOODRUFF, BOSS ANN 0.43	2 WOODRUFF, BOSS ANN 0.43	2 WOODRUFF, BOSS ANN 0.43	2 GILLEN, DENITHY ETAL 0.34
SECTION 8	SECTION 14	SECTION 20	SECTION 26
1 WOODRUFF, BOSS ANN 0.43	1 CROFT TRUST, LARRY W ETAL 16.3	1 LONG, GLENN WESTON ETAL 0.3	1 BRIVEL, REED A ETAL 0.35
2 WOODRUFF, BOSS ANN 0.43	2 WOODRUFF, BOSS ANN 0.43	2 WOODRUFF, BOSS ANN 0.43	2 BRIVEL, REED A ETAL 0.35
SECTION 10	SECTION 15	SECTION 21	SECTION 30
1 WOODRUFF, BOSS ANN 0.43	1 WINDENBERG, ARNOLD L ETAL 37.08	1 WOODRUFF, BOSS ANN 0.43	1 WINDENBERG, ARNOLD L ETAL 37.08
2 WOODRUFF, BOSS ANN 0.43	2 WOODRUFF, BOSS ANN 0.43	2 WOODRUFF, BOSS ANN 0.43	2 WINDENBERG, ARNOLD L ETAL 37.08
3 WOODRUFF, BOSS ANN 0.43	3 WOODRUFF, BOSS ANN 0.43	3 WOODRUFF, BOSS ANN 0.43	3 WINDENBERG, ARNOLD L ETAL 37.08





## Location Map





## Online Auction Terms & Announcements

**Method:** This property will be offered for sale as two individual parcels 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 **March 19, 2026**. Balance of purchase price payable in 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, February 5<sup>th</sup>, 2026, at 10 am and will end at 11 am on Thursday, February 12<sup>th</sup>, 2026.**

**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.