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MAHASKA COUNTY
Online Only Land Auction

AUCTION DETAILS

207.2
acres m/l

Online Bidding:

Opens: Thursday, February 5th, 2026 @ 10 a.m.

Closes: Thursday, February 12th, 2026 @ 11 a.m.

2 PARCELS



Matt Mann
641-990-4016
Matt@IowaLandSales.com



Vince Johnson
641-891-5326
Vince@IowaLandSales.com



Offered in 2 parcels

Parcel 1 – 193 acres m/l, Section 32, Spring Creek Township, Mahaska County

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

Description

207.2 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.



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Property Information | Parcel 1 | 193 acres m/l

Legal Description

Mahaska County – 193 acres m/l 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: \$5,025.00
Net Taxable Acres: 193.0

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: 62.1
Corn Base Acres: 62.10
Corn PLC Yield: 147 bu./acre

The 62.1 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	Contract Number: 11259
Acres Enrolled: 3.50	Acres Enrolled: 88.40
Rental Rate per Acre: \$159.73	Rental Rate per Acre: \$228.88
Annual Payment: \$559.00	Annual Payment: \$20,233.00
Expires: September 30, 2030	Expires: September 30, 2027
Fields 10, 11, & 12	Fields 2, 3, & 7

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

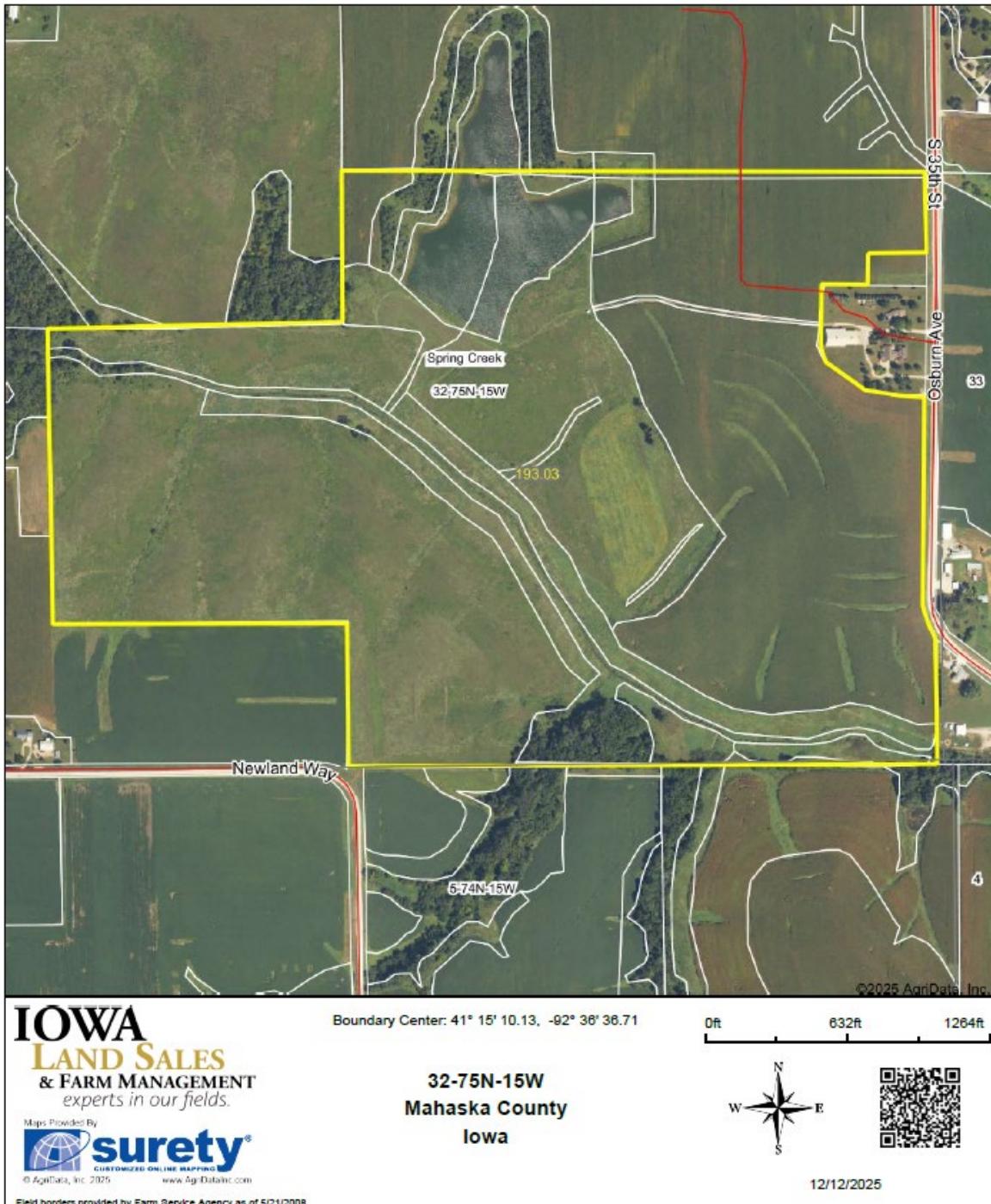


Corn Suitability Rating

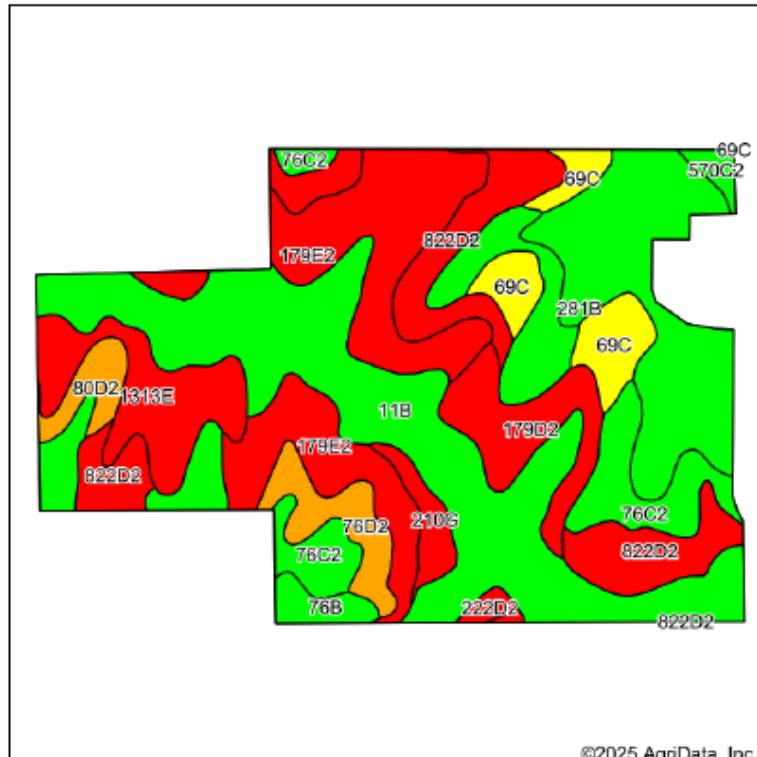
CSR2: 56.4 on the Entire Farm per AgriData.
CSR2: 68 on Cropland per AgriData.
CSR2: 51.8 on CRP per AgriData.

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Aerial | Parcel 1 | 193 acres m/1

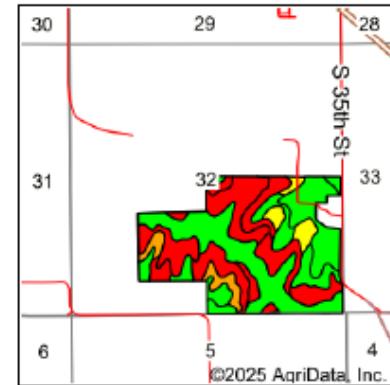


Soils Map | Parcel 1 | 193 acres m/1



Soils data provided by USDA and NRCS.

Area Symbol: IA123, Soil Area Version: 31		Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
Code	Soil Description						
11B	Colo-Ely complex, 0 to 5 percent slopes	46.73	23.7%	Green	IIw	86	68
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	30.27	15.7%	Red	Vle	26	33
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	25.05	13.0%	Green	IIIe	75	68
281B	Otley silty clay loam, 2 to 5 percent slopes	23.71	12.3%	Green	IIe	91	92
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	21.43	11.1%	Red	IVe	10	18
1313E	Munterville silt loam, 14 to 18 percent slopes	12.02	6.2%	Red	Vlle	24	5
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	9.67	5.0%	Red	IVe	36	43
69C	Clearfield silty clay loam, 5 to 9 percent slopes	8.58	4.4%	Yellow	IIIw	60	50
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	5.93	3.1%	Orange	IIIe	49	58
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	3.22	1.7%	Orange	IIIe	46	59
210G	Boone fine sandy loam, 18 to 40 percent slopes	2.90	1.5%	Red	Vlls	5	5
76B	Ladoga silt loam, 2 to 5 percent slopes	2.40	1.2%	Green	IIe	86	87
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	1.24	0.6%	Green	IIIe	72	67
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	0.88	0.5%	Red	IVe	12	10
		Weighted Average			3.57	56.4	52.5



State: Iowa
 County: Mahaska
 Location: 32-75N-15W
 Township: Spring Creek
 Acres: 193.03
 Date: 12/12/2025

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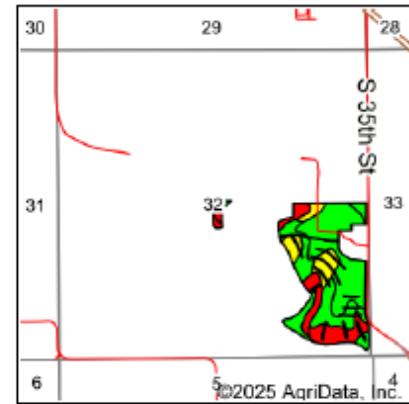
Maps Provided By
 surety[®]
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Cropland Soils Map | Parcel 1 | 193 acres m/1



Soils data provided by USDA and NRCS.



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

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 CUSTOMIZED ONLINE MAPPING
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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	IIe	91	92
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	13.07	21.2%	Green	IIIe	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	6.8%	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	Vle	26	33
Weighted Average						2.78	68
						66	

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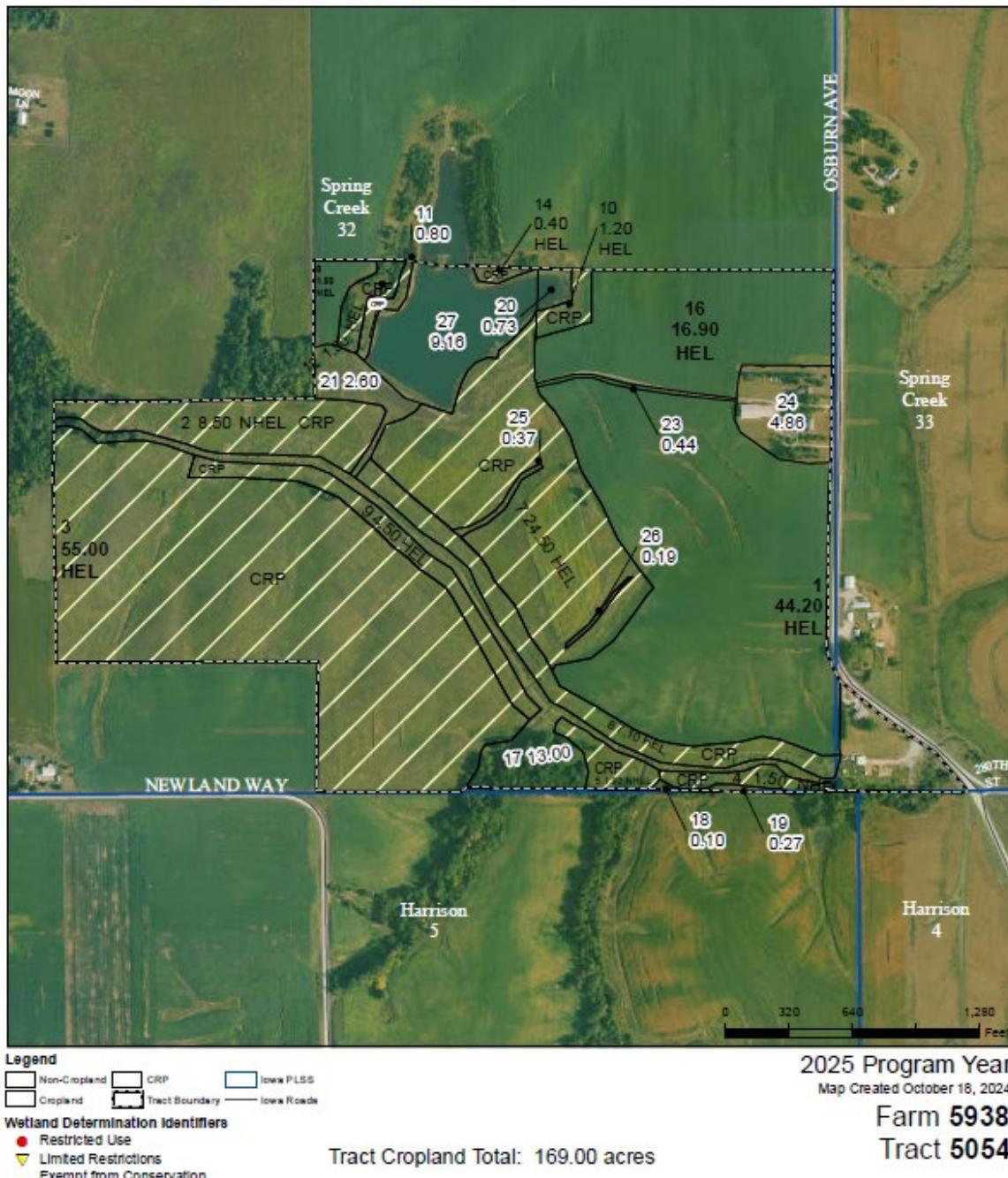
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FSA Aerial | Parcel 1 | 193 acres m/1



United States
Department of
Agriculture

Mahaska County, Iowa



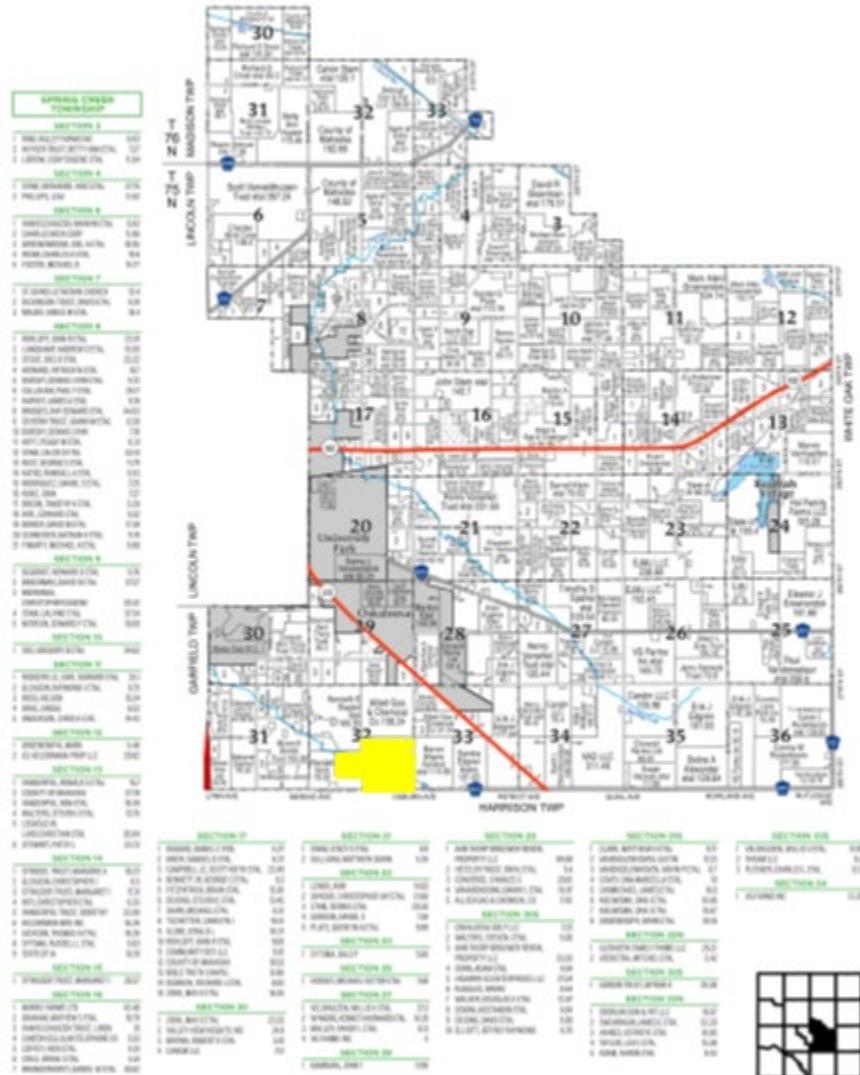
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Parcel 1, Plat Map – Spring Creek Township

T-75-76-N

SPRING CREEK PLAT
ADAMS TWP

R-15-W



Property Information | Parcel 2 | 14.2 acres m/l

Legal Description

Mahaska County – 14.2 acres m/l 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 5th 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.

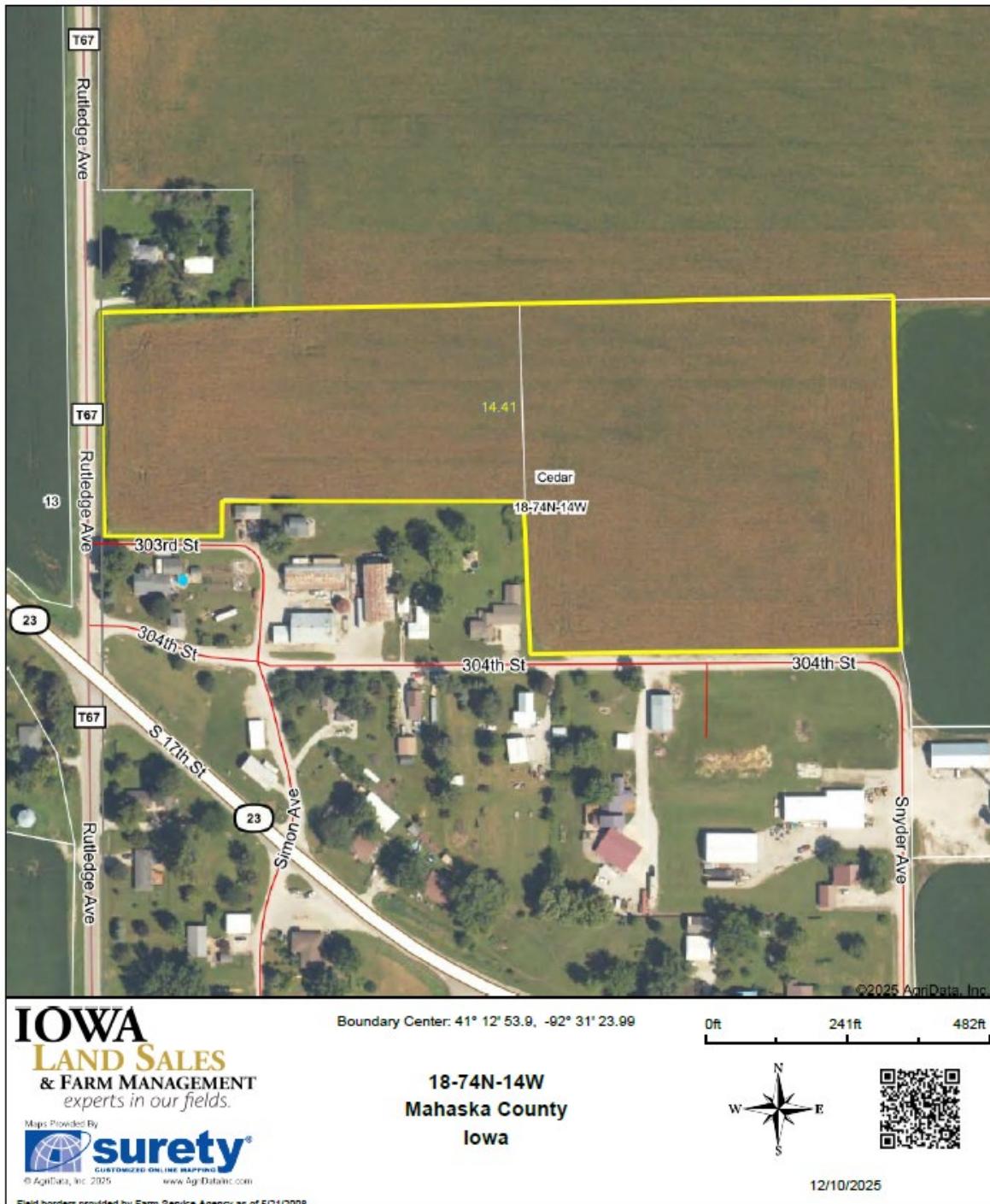
Corn Suitability Rating

CSR2: 91.7 on the Entire Farm per AgriData.

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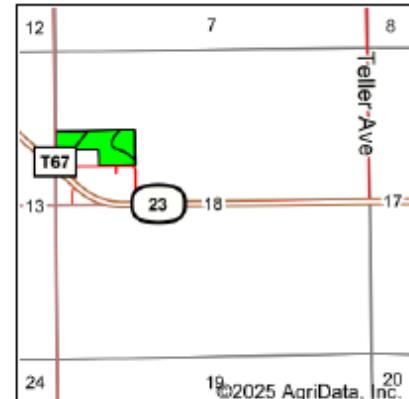
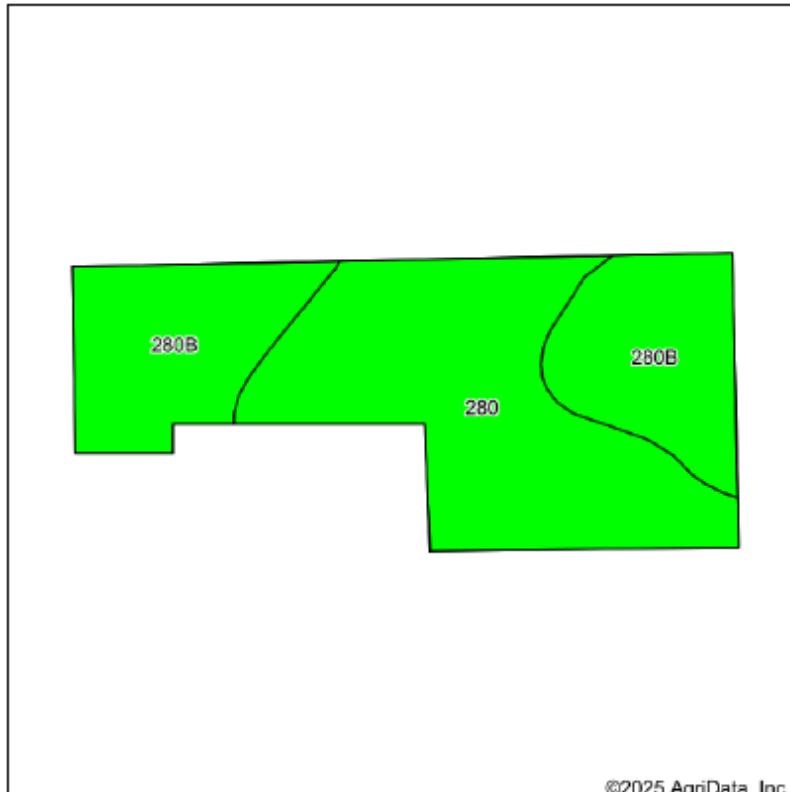
Aerial | Parcel 2 | 14.2 acres m/1





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Soils Map | Parcel 2 | 14.2 acres m/1

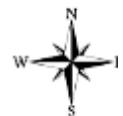


State: Iowa
County: Mahaska
Location: 18-74N-14W
Township: Cedar
Acres: 14.41
Date: 12/10/2025

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Maps Provided By

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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
Weighted Average					1.46	91.7	94.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



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FSA Aerial | Parcel 2 | 14.2 acres m/l



United States
Department of
Agriculture

Mahaska County, Iowa



Legend

Non-Cropland	CRP	Iowa PLSS
Cropland	Tract Boundary	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

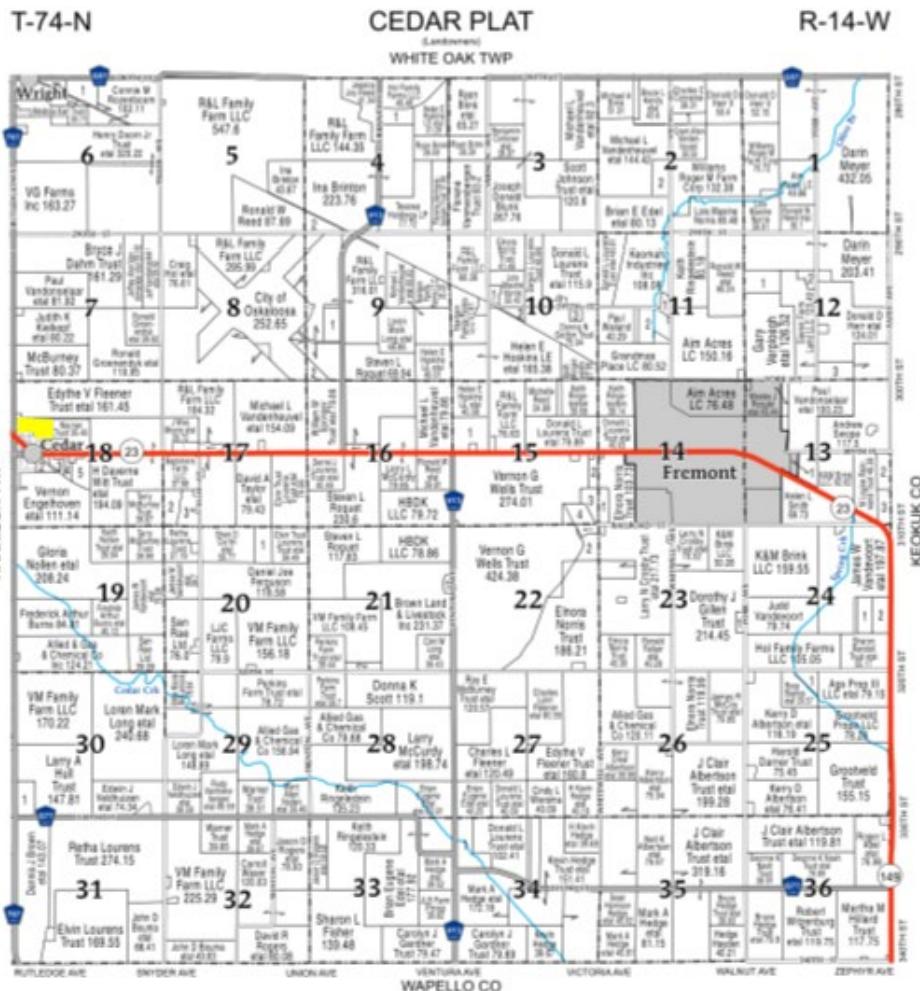
Tract 1881

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Parcel 2, Plat Map – Cedar Township



CEDAR TOWNSHIP

SECTION 2

1. RUSSEL, MERRILEE L 1024
2. SABERL, DUSTY L 2025

SECTION 4

1. ROSENBERG, ROSEN L 1638
2. REED, RONALD N 1632

SECTION 6

1. ROSENBERG, CONNIE M 2012
2. ROSENBERG, CATHY L 2039

SECTION 8

1. JEWELL, BLAIR/SHAWN FREDERIC/CHRISTY 1631
2. CITY OF OSKALOOSA 148

SECTION 10

1. BROWN, RONETTA 1334
2. KORNIS TRUST, JUDY 566
3. KORNIS, PAUL 528

SECTION 11

SECTION 12

1. BURKE, TILDA 837
2. HORNUNG, CRYSTAL 2438
3. HORNUNG, LINDA 1634

SECTION 13

1. ROBERT, STEVEN L 2239
2. SIEGEN, FARM LLC 1623
3. KIEL, BEVERLY L 1636

SECTION 14

1. CROSBY TRUST, LARRY & BETTY 1638

SECTION 15

1. WILDE, ERIC, ANDREA L 2798
2. KORNIS TRUST, JUDY 568
3. CROSBY TRUST, LARRY & BETTY 1638
4. CITY OF FREDERICIA 1639

SECTION 16

SECTION 17

1. WILDE, ERIC, ANDREA 543
2. KORNIS TRUST, JUDY 1234
3. THOMAS, 158

SECTION 18

1. FLEENER, DUSTY L 133
2. WICKER, SPENCER 580
3. UNDERHILL, JESSICA JAMES 536

SECTION 19

1. FLEENER, DUSTY L 133
2. WICKER, SPENCER 580
3. UNDERHILL, JESSICA JAMES 536

SECTION 20

1. LUND, CLINT WESTON 1638
2. WICKER, SPENCER 530
3. UNDERHILL, JESSICA JAMES 536

SECTION 21

1. WICKER, SPENCER 530
2. UNDERHILL, JESSICA JAMES 536

SECTION 22

SECTION 23

1. TOWN OF FREDERIC 1638
2. CROSBY TRUST, LARRY & BETTY 1638

SECTION 24

1. GILLER, DENITH 1638
2. GILLER, DENITH ETAL 1638

SECTION 25

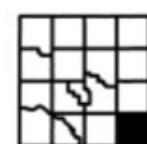
1. BROWN, ROBERT 1638

SECTION 26

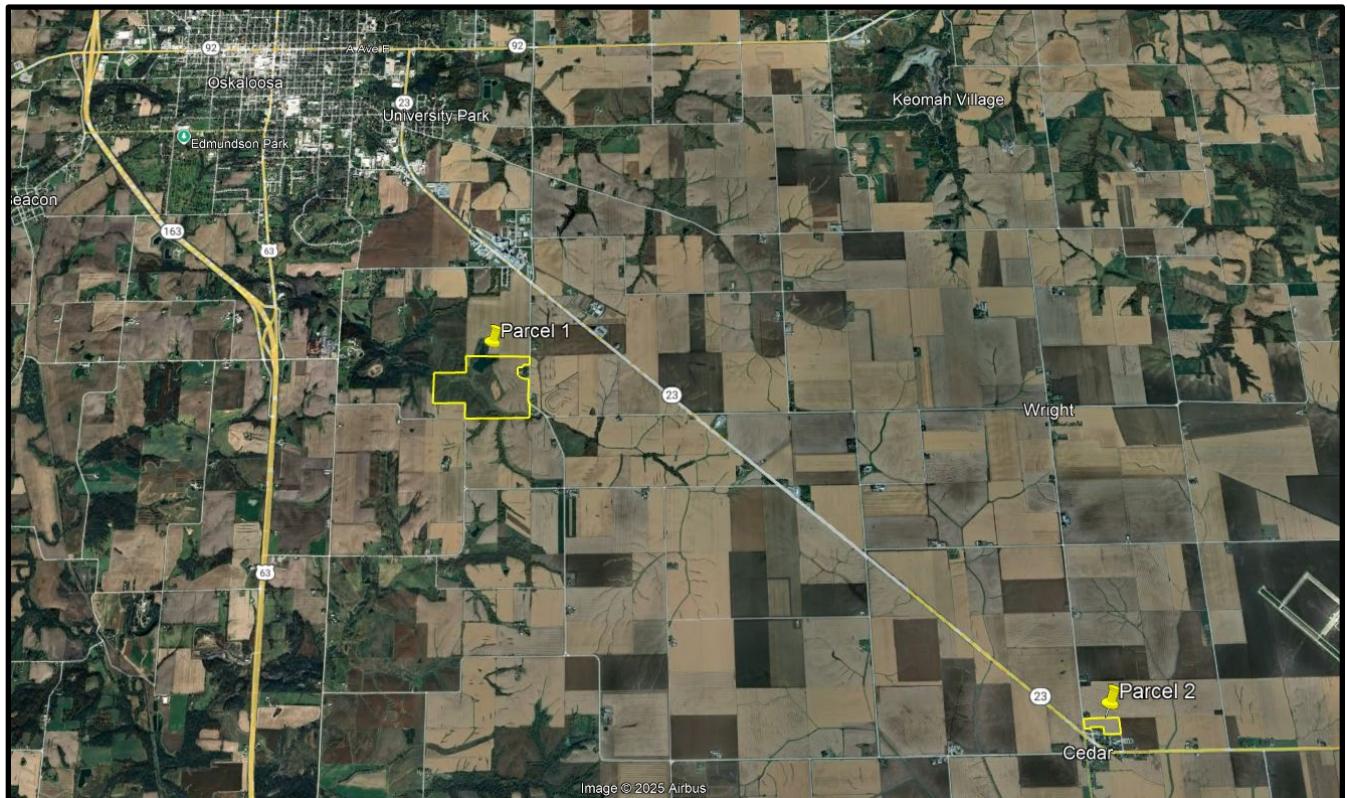
1. VELMA/EDWARD 1638 2239

SECTION 27

1. EDOL, ARTHUR EDOL 1638 2529



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 5th, 2026, at 10 am and will end at 11 am on Thursday, February 12th, 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.