

**IOWA**  
**LAND SALES**  
**& FARM MANAGEMENT**  
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# CASS COUNTY

## Online Land Auction

### AUCTION DETAILS

**97.36**  
acres m/l

#### Online Bidding Available

Opens March 3, 2026 @ 10 a.m.

Closes March 10, 2026 @ 11 a.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)



**Parcel 1 | 27.15 acres m/l, Section 28 Franklin Township, Cass County**

**Parcel 2 | 70.21 acres m/l, Section 28 Franklin Township, Cass County**

## **Description**

97.36 acres m/l of quality Cass 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 with accessibility right off a paved road.

## Parcel #1 Property Information | 27.15 acres m/l

### ***Legal Description***

*The West 27.15 acres m/l in the SW 1/4 SW 1/4 to be surveyed in Section 28, Township 76 North, Range 35 West of the 5th P.M., Cass County, Iowa.*

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

\$925/year

### ***Possession***

Possession of the farm will be given at closing. The 2025 farm lease has been terminated, and the cropland will be available for the 2026 crop year with possible early possession, if needed.



### ***FSA Data***

Farm Number: 7083

Tract Number: 1168

Cropland Acres: 22.84

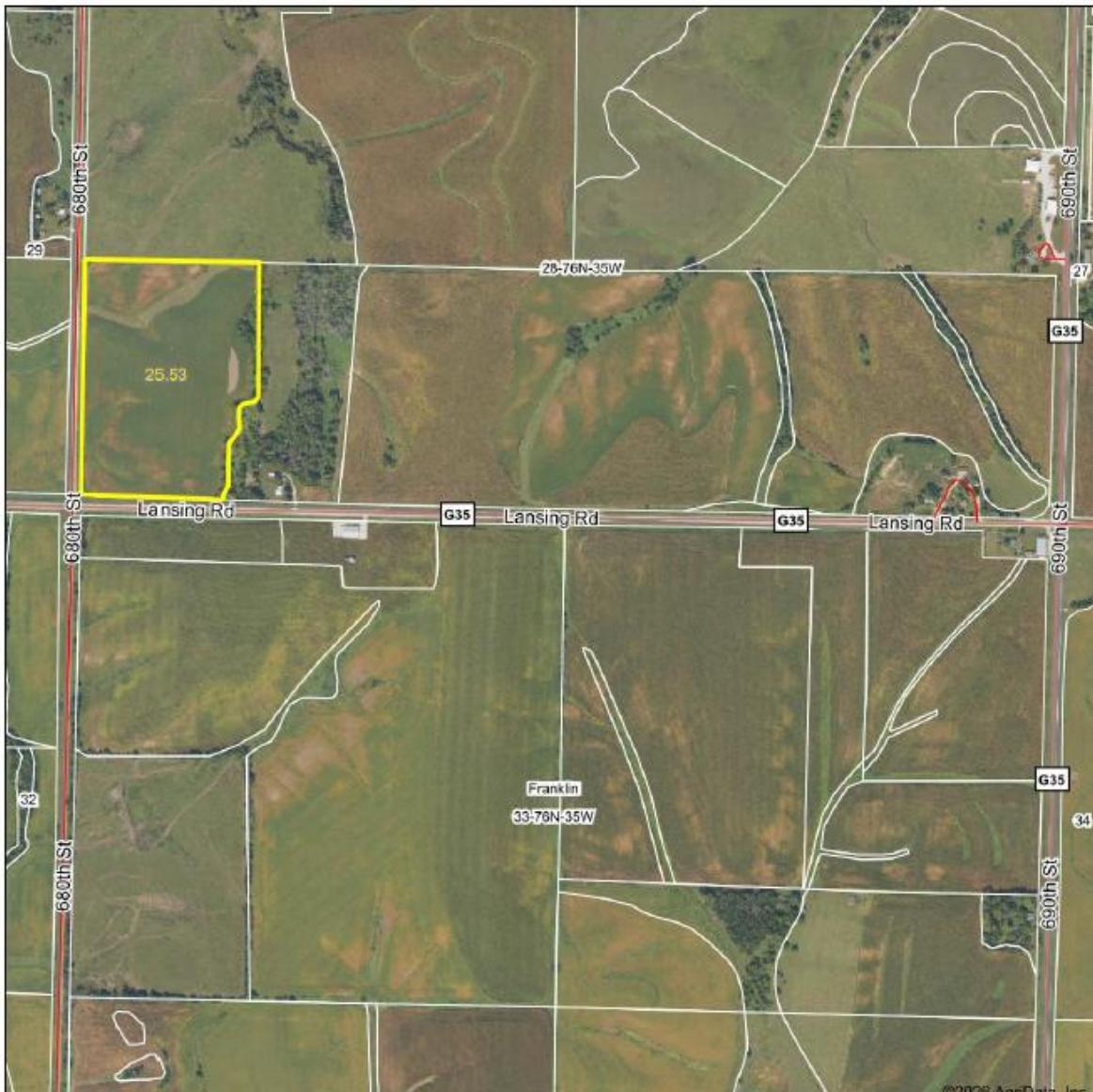
*\*FSA estimates pending reconstitution.*

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

CSR2: 81.7 on Entire Farm per AgriData

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**Parcel #1 | Aerial**



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Map Provided By



© AgroData, Inc. 2026

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

Boundary Center: 41° 20' 50.88, -94° 53' 24.69

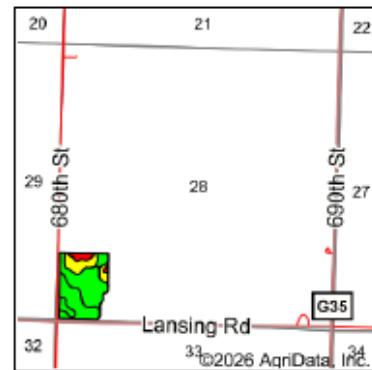
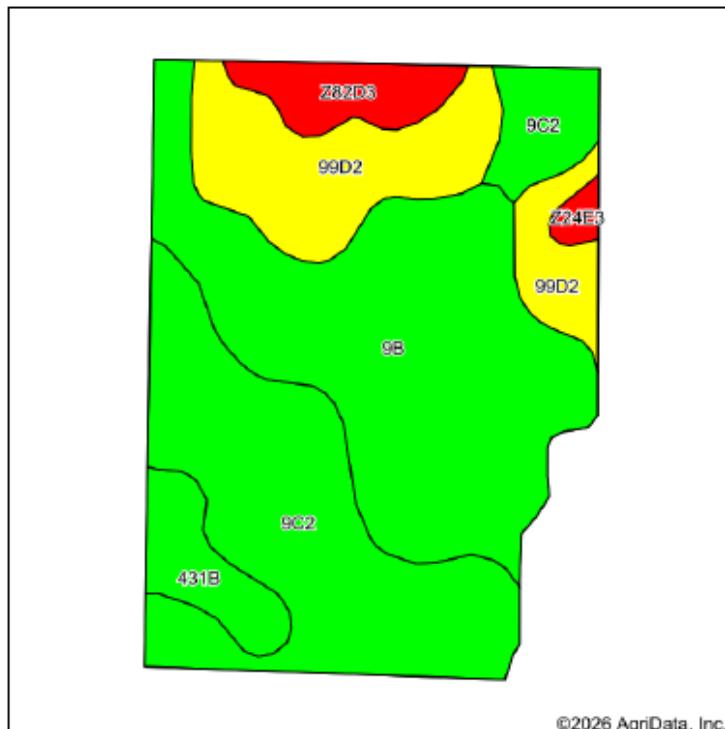
0ft 836ft 1673ft

28-76N-35W  
Cass County  
Iowa



1/22/2026

## Parcel #1 | Soils Map



State: Iowa  
 County: Cass  
 Location: 28-76N-35W  
 Township: Franklin  
 Acres: 25.53  
 Date: 1/22/2026

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Maps Powered by  
**surety**  
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Area Symbol: IA029, Soil Area Version: 33							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
9B	Marshall silty clay loam, 2 to 5 percent slopes	9.84	38.5%	Green	IIe	95	85
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	8.44	33.1%	Green	IIIe	87	77
99D2	Extra silty clay loam, 9 to 14 percent slopes, eroded	4.50	17.6%	Yellow	IIIe	59	53
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	1.30	5.1%	Green	IIe	81	73
Z82D3	Adair-Shelby complex, MLRA 107B, 9 to 14 percent slopes, severely eroded	1.22	4.8%	Red	Vle	32	31
Z24E3	Shelby clay loam, deep loess, 14 to 18 percent slopes, severely eroded	0.23	0.9%	Red	Vle	32	26
Weighted Average						2.73	81.7 73

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Parcel #2 Property Information | 70.21 acres m/l

### ***Legal Description***

70.21 acres m/l lying west of the creek in the SW 1/4 SE 1/4 to be surveyed & the SE 1/4 SW 1/4 except the West 3.5 acres m/l to be surveyed in Section 28, Township 76 North, Range 35 West of the 5th P.M., Cass County, Iowa.

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

\$2,108/year

### ***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 with possible early possession, if needed.



### ***FSA Data***

Farm Number: 7083

Tract Number: 1168

Cropland Acres: 62.99

\*FSA estimates pending reconstitution.

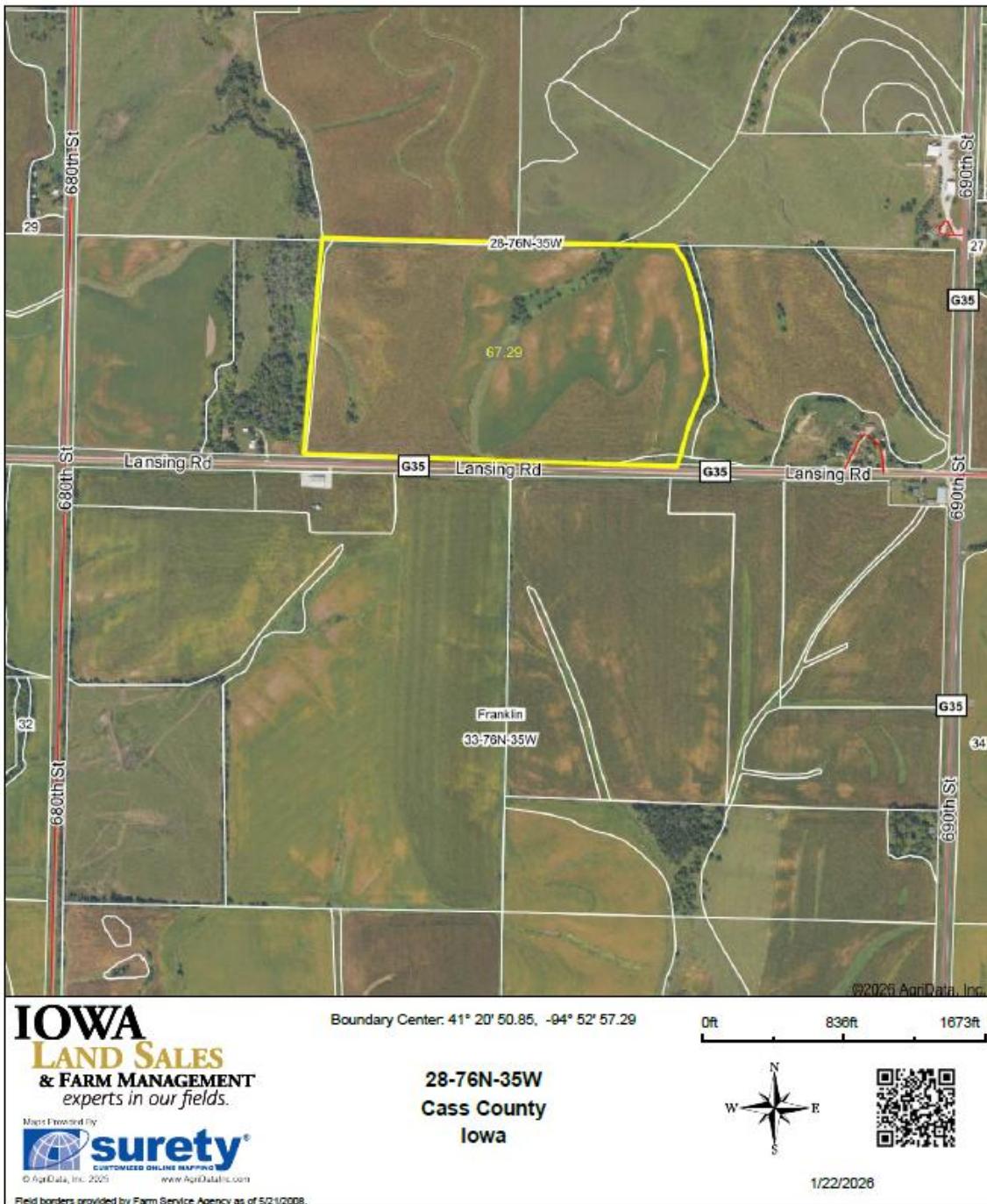
### ***Corn Suitability Rating***

CSR2: 65 on Entire Farm per AgriData



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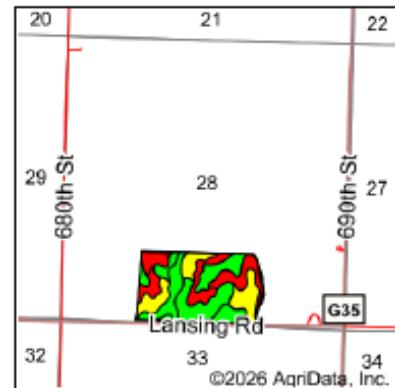
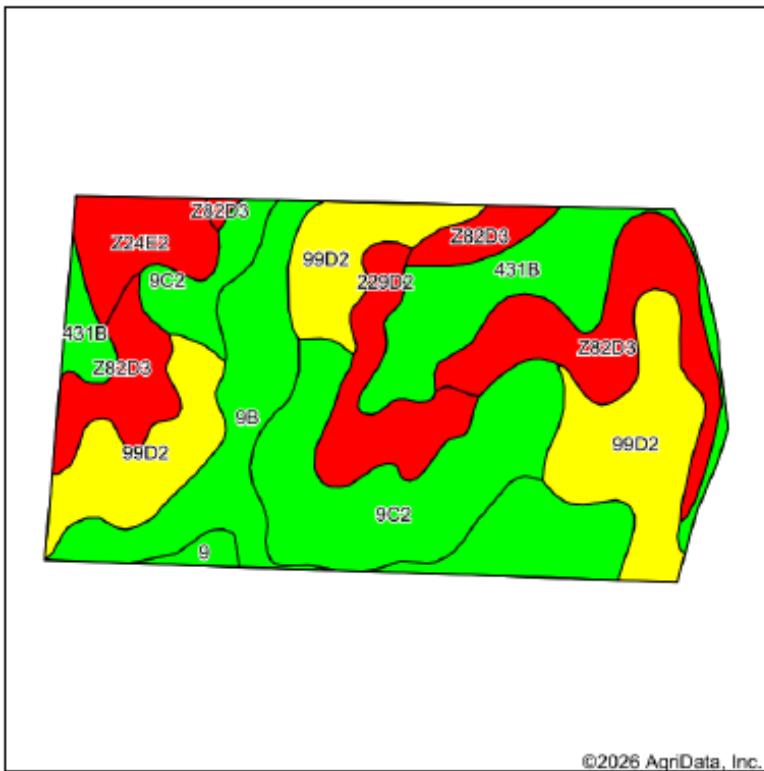
## Parcel #2 | Aerial





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## Parcel #2 | Soils Map

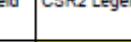
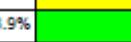
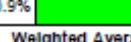
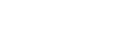


State: Iowa  
 County: Cass  
 Location: 28-76N-35W  
 Township: Franklin  
 Acres: 67.29  
 Date: 1/22/2026

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Maps Provided By  
   
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Area Symbol: IA029, Soil Area Version: 33		Acres	Percent of field	CSR2 Legend	Non-Int Class "c"	CSR2**	CSR
99D2	Extra silty clay loam, 9 to 14 percent slopes, eroded	15.20	22.6%		IIIe	59	53
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	12.74	18.9%		IIIe	87	77
Z82D3	Adair-Shelby complex, MLRA 107B, 9 to 14 percent slopes, severely eroded	11.42	17.0%		VIe	32	31
9B	Marshall silty clay loam, 2 to 5 percent slopes	11.37	16.9%		IIe	95	85
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	8.23	12.2%		IIe	81	73
229D2	Clarinda silty clay loam eroded-severely eroded complex, 9 to 14 percent slopes	4.37	6.5%		IVe	17	29
Z24E2	Shelby clay loam, deep loess, 14 to 18 percent slopes, eroded	3.38	5.0%		IVe	38	29
9	Marshall silty clay loam, 0 to 2 percent slopes	0.58	0.9%		Iw	98	88
		Weighted Average			3.32	65	59.2

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

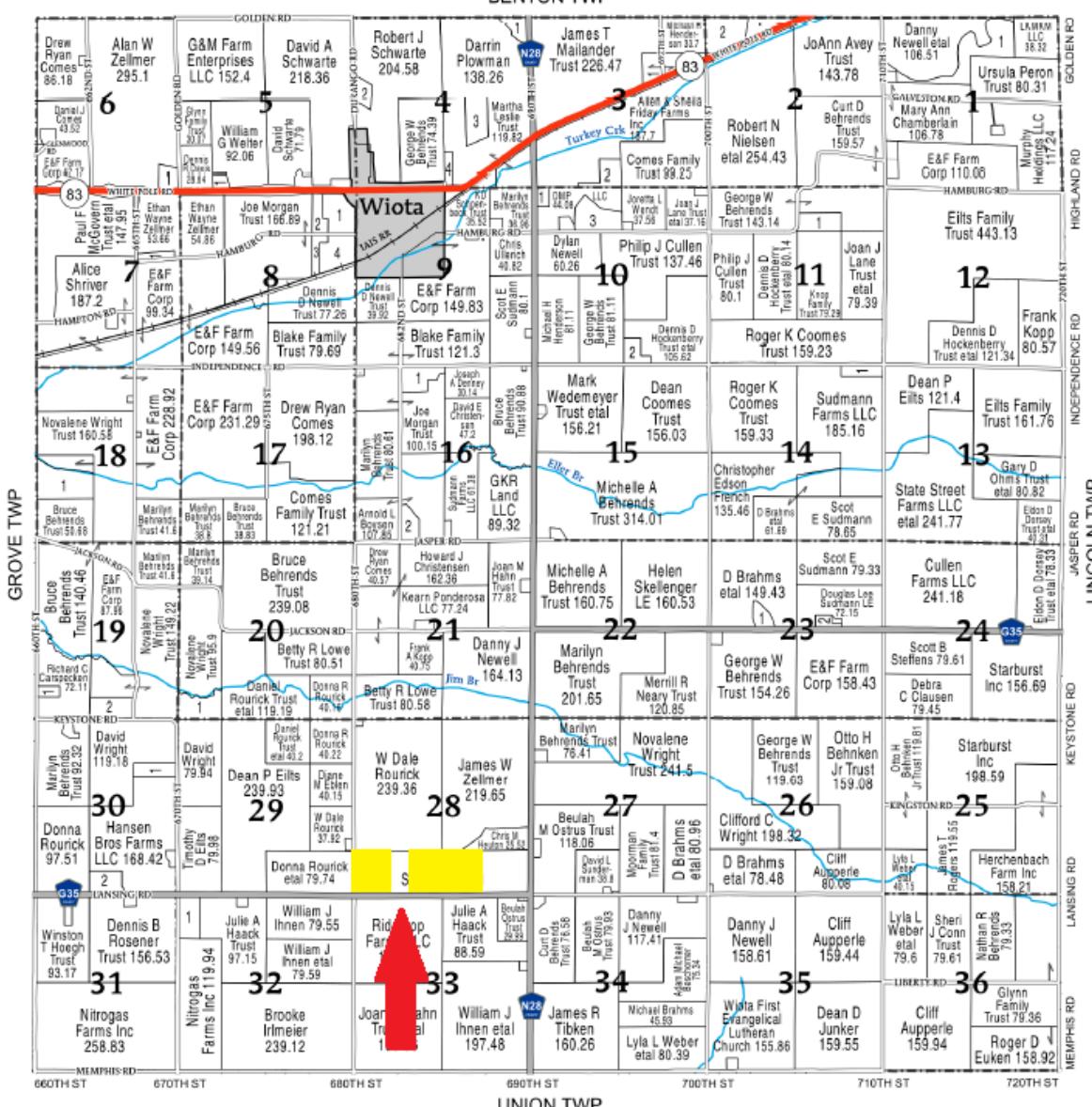
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# Plat Map

T-76-N

## FRANKLIN PLAT

R-35-W





## Auction Terms & Announcements

**Method:** This property will be offered for sale as two individual tracts 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 3 minutes left, the time on the auction will extend another 3 minutes. This procedure will continue until no bids are placed within the last 3 minutes of the auction. Bidding will be based on total dollar increments.

**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 cash or check. 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. 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 April 15, 2026. Balance of purchase price payable in cash or 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 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 at 10 a.m. on March 3, 2026, and will end at 11 a.m. on March 10, 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.