

**IOWA**  
**LAND SALES**  
& FARM MANAGEMENT  
*experts in our fields.*

**POWESHIEK COUNTY**  
**Simulcast Land Auction**

**263.56**  
acres m/l

**AUCTION DETAILS**

**Thursday, March 5 @ 10 a.m.**

Michael J. Manatt Community Center  
105 Jackson St, Brooklyn, IA 52211

**Online Bidding Available**

Opens: February 26 @ 10 a.m.

Closes: At conclusion of live auction



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 | 154.56 acres m/l, Section 13 Scott Township, Poweshiek County**

**Parcel 2 | 109 acres m/l, Section 8, Lincoln Township, Poweshiek County  
(subject to survey)**

## **Description**

263.56 acres m/l of quality Poweshiek 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 excellent tillable or recreational opportunities.



## Parcel #1 Property Information | 154.56 acres m/1

### ***Legal Description***

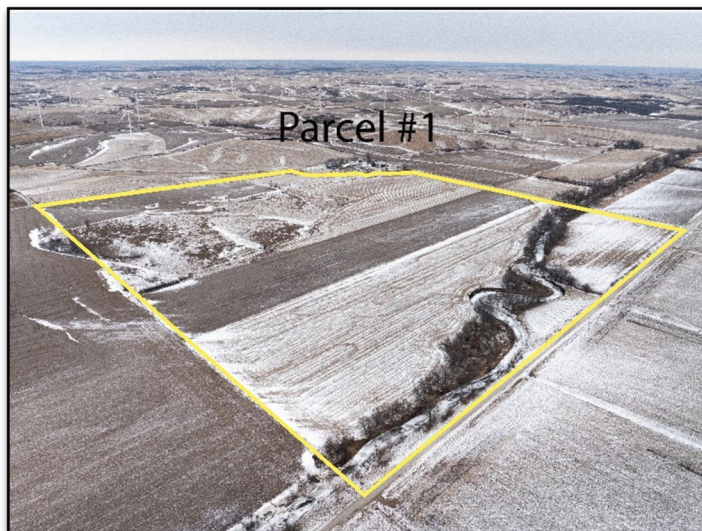
*The SE ¼ except Parcel A in the NE ¼ SE ¼ of Section 13, Township 79 North, Range 14 West of the 5th P.M., Poweshiek County, Iowa.*

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

\$4,450/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.



### ***FSA Data***

Farm Number: 1144

Tract Number: 927

Cropland Acres: 139.13

Corn Base Acres: 97

Corn PLC Yield: 133 bu./acre

Soybeans Base Acres: 15.30

Soybeans PLC Yield: 45 bu./acre

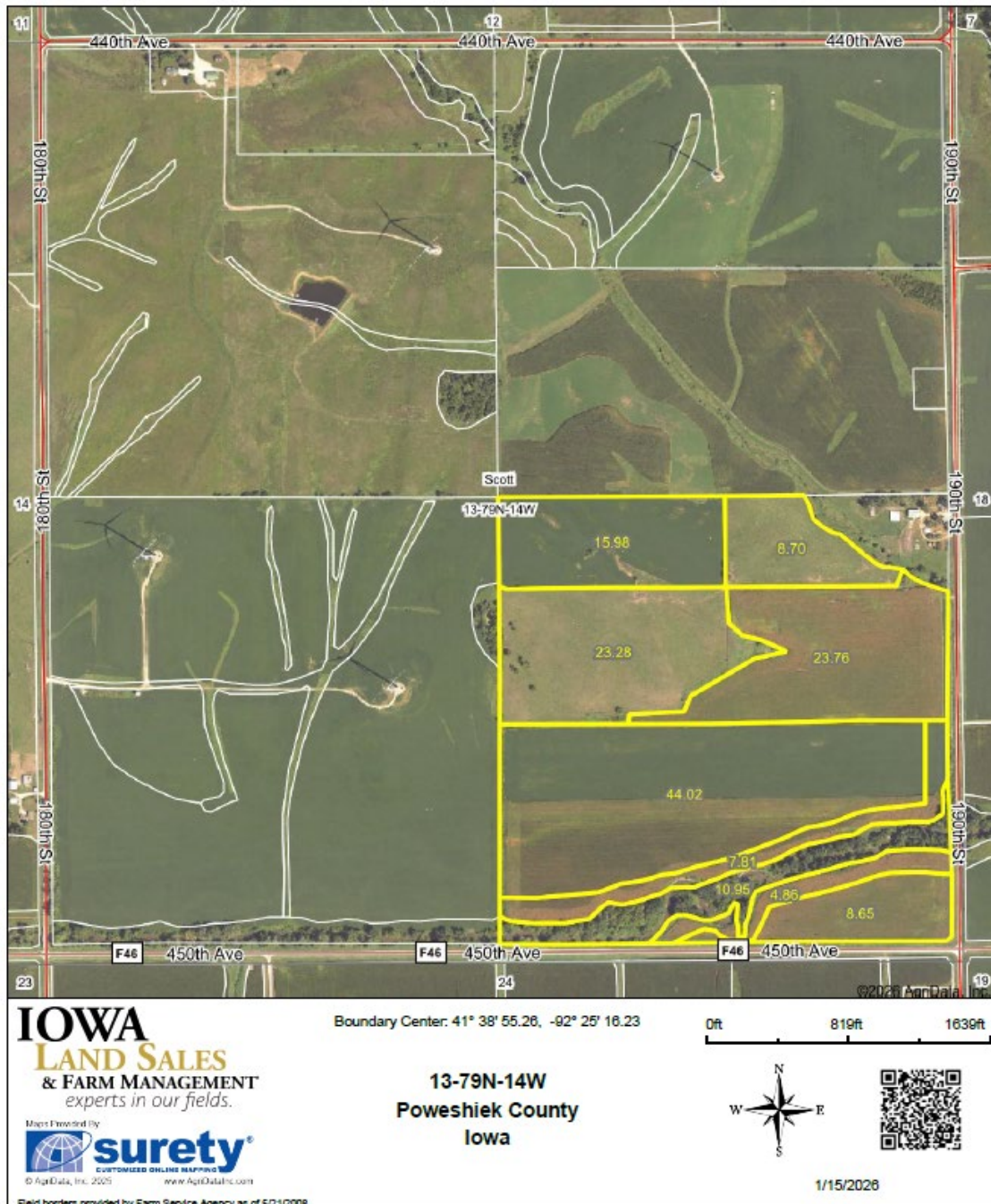
### ***Corn Suitability Rating***

CSR2: 65.5 on Entire Farm per AgriData



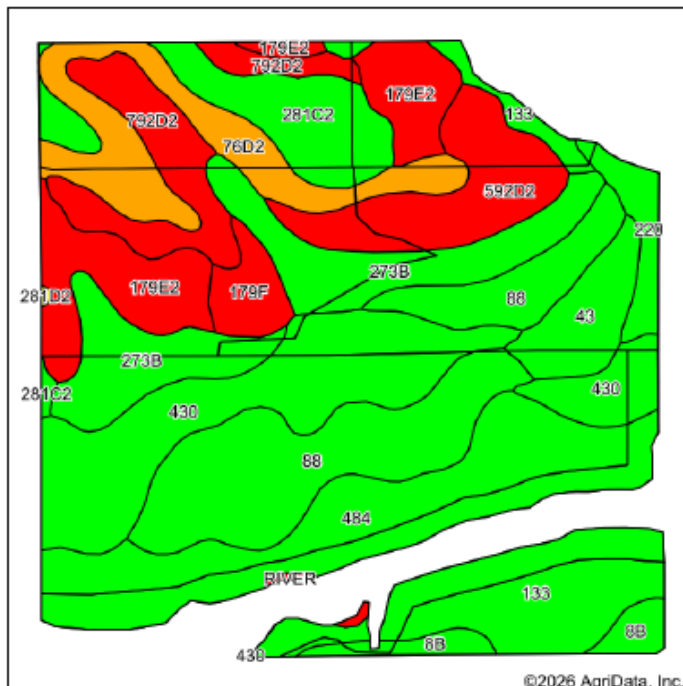


## Parcel #1 | Aerial

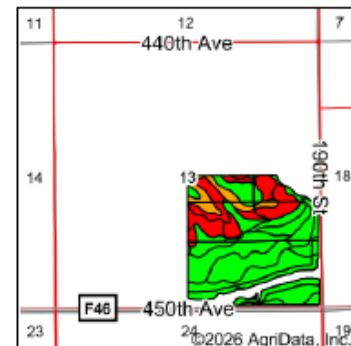




## Parcel #1 | Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Poweshiek**  
 Location: **13-79N-14W**  
 Township: **Scott**  
 Acres: **137.06**  
 Date: **1/15/2026**

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Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA157, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class <sup>*c</sup>	CSR2**	CSR
88	Nevin silty clay loam, 0 to 2 percent slopes	18.65	13.6%		Iw	95	90
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	18.35	13.4%		IIw	70	83
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	18.20	13.3%		IIw	79	90
273B	Olmiltz loam, 2 to 5 percent slopes	13.63	9.9%		IIe	90	72
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	12.52	9.1%		IIw	78	80
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	10.31	7.5%		VIe	26	33
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	9.55	7.0%		IIIe	49	56
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	8.34	6.1%		IVe	9	5
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	7.79	5.7%		IVe	7	10
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	7.74	5.6%		IIIe	82	71
43	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	4.27	3.1%		IIw	79	82
179F	Gara loam, 18 to 25 percent slopes	2.52	1.8%		VIe	20	15
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	2.45	1.8%		IIw	77	85
8B	Judson silty clay loam, 2 to 5 percent slopes	2.41	1.8%		IIe	84	90
RIVER	Water, rivers and streams	0.26	0.2%			0	
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	0.07	0.1%		IIIe	54	61
Weighted Average					*-	65.5	*-

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

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

<sup>\*c</sup>: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.





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### Parcel #1 | Plat Map

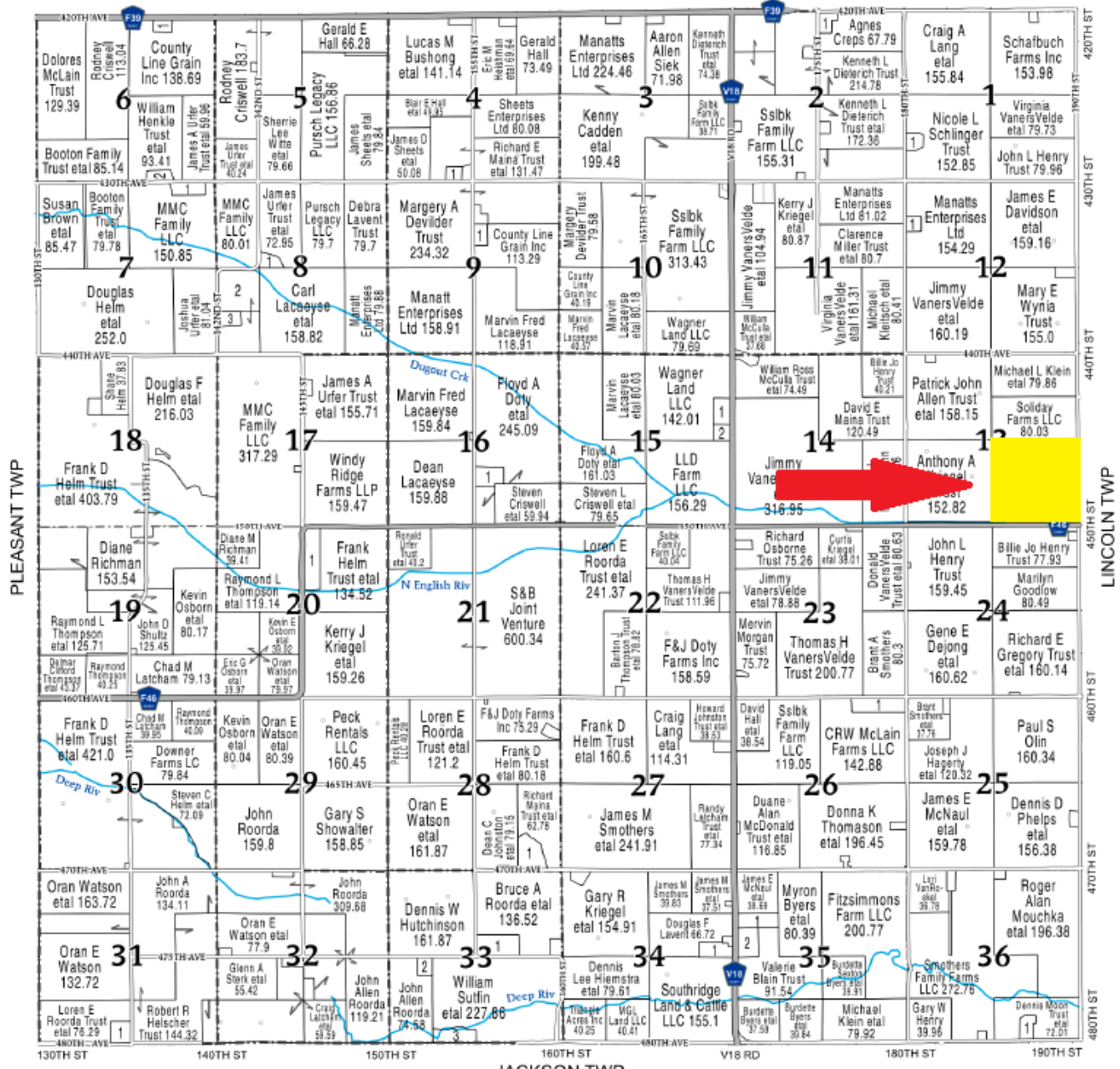
T-79-N

SCOTT PLAT

R-14-W

(Landowners)

BEAR CREEK TWP





## Parcel #2 Property Information | 109 acres m/1 (subject to survey)

### ***Legal Description***

*The land lying east of the creek in the NE ¼ of Section 8, Township 79 North, Range 13 West of the 5th P.M., Poweshiek County, Iowa (The final legal description will be determined from a survey to be completed).*

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

\$2,184/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.

### ***FSA Data***

Farm Number: 1144

Tract Number: 928

Cropland Acres: 91.02

*\*FSA estimates pending reconstitution.*

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

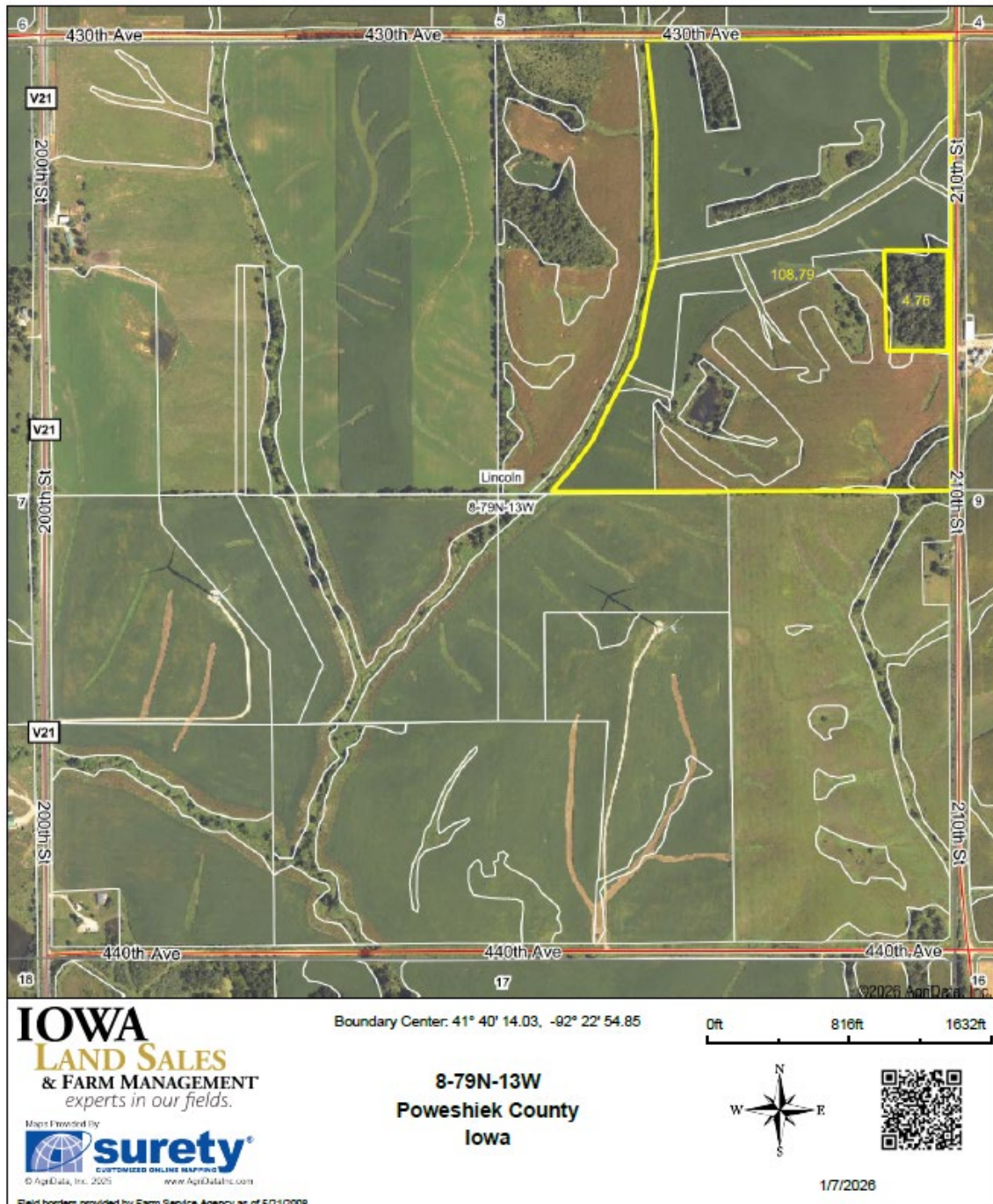
CSR2: 48.5 on Entire Farm per AgriData







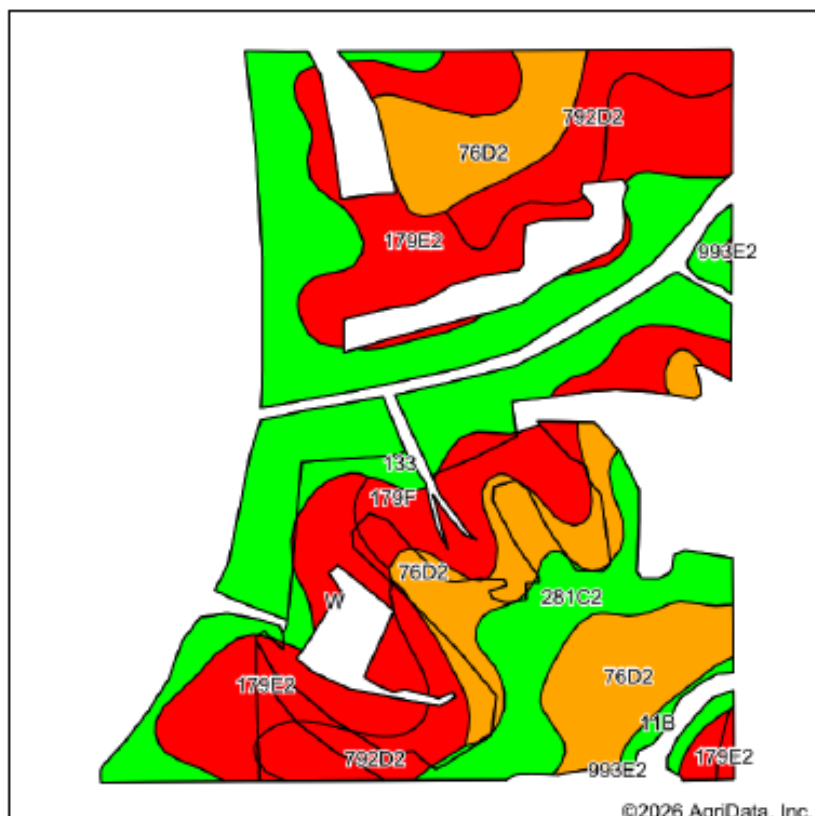
## Parcel #2 | Aerial



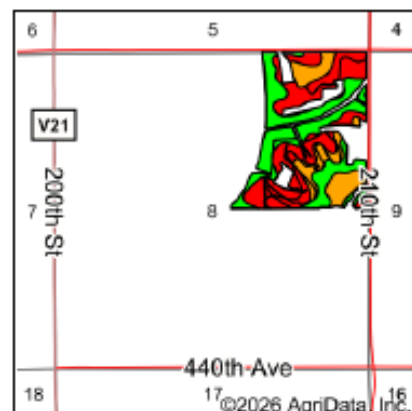




## Parcel #2 | Soils Map



Soils data provided by USDA and NRCS.



State: Iowa  
 County: Poweshiek  
 Location: 8-79N-13W  
 Township: Lincoln  
 Acres: 89.63  
 Date: 1/7/2026

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Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA157, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	25.86	28.9%		IIw	78	80
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	21.26	23.7%		VIe	26	33
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	17.89	20.0%		IIIe	49	56
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	8.38	9.3%		IVe	7	10
179F	Gara loam, 18 to 25 percent slopes	7.92	8.8%		VIe	20	15
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	7.29	8.1%		IIIe	82	71
11B	Colo-Ely complex, 0 to 5 percent slopes	0.97	1.1%		IIw	86	68
993E2	Gara-Armstrong complex, 14 to 18 percent slopes, moderately eroded	0.06	0.1%		VIe	17	5
Weighted Average					3.77	48.5	50.9

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

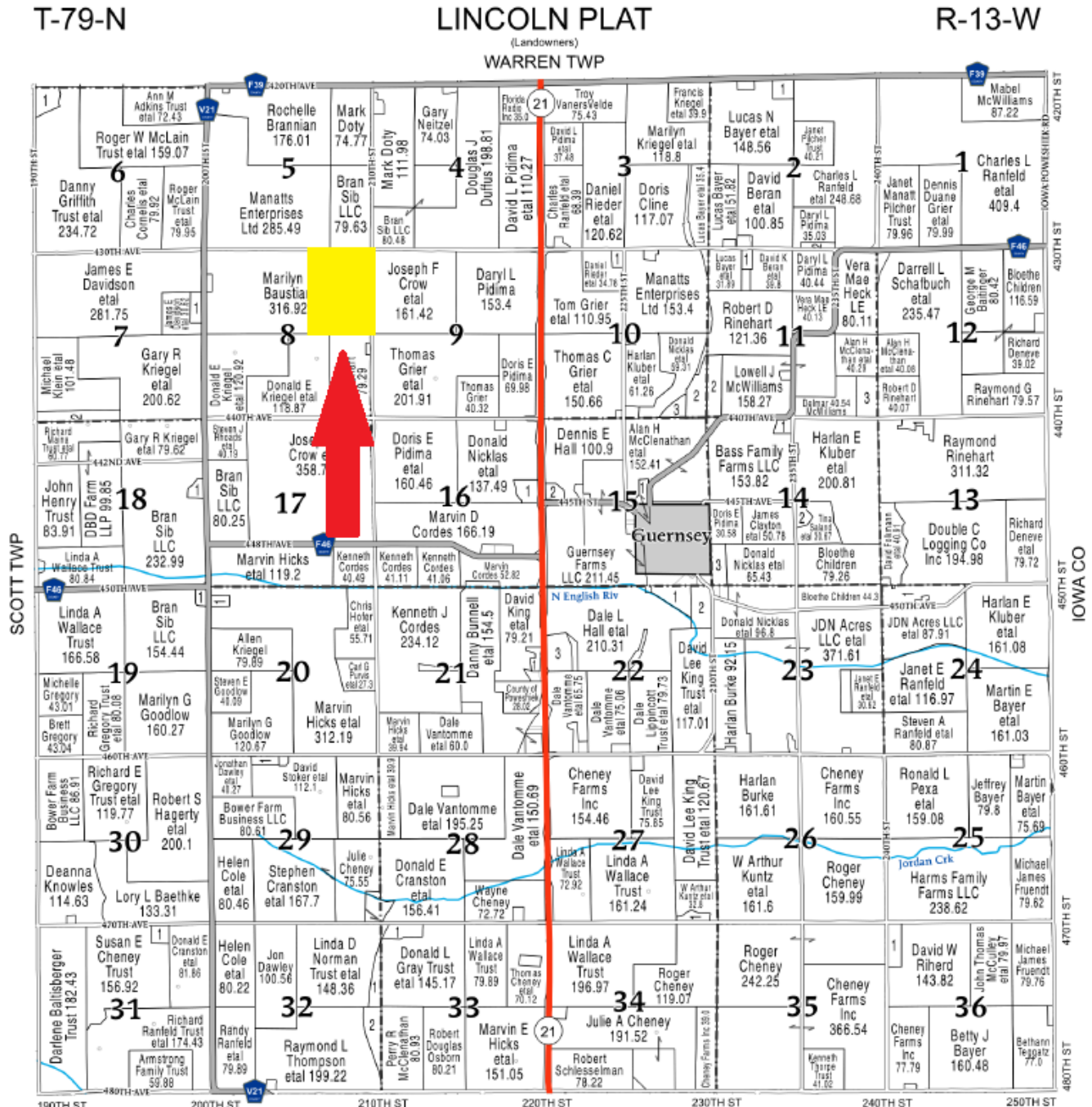
\*c: Using Capabilities Class Dominant Condition Aggregation Method



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## Parcel #2 | Plat Map







## Auction Terms & Announcements

**Method:** This property will be offered for sale as two individual tracts. 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 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 1, 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 February 26, 2026, and will end at the conclusion of the live auction on March 5, 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.