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& FARM MANAGEMENT
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POWESHIEK COUNTY

Simulcast Land Auction

264.69
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



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



Parcel 1 | 154.56 acres m/1, Section 13 Scott Township, Poweshiek County

Parcel 2 | 110.13 acres m/1, Section 8, Lincoln Township, Poweshiek County

Description

264.69 acres m/1 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

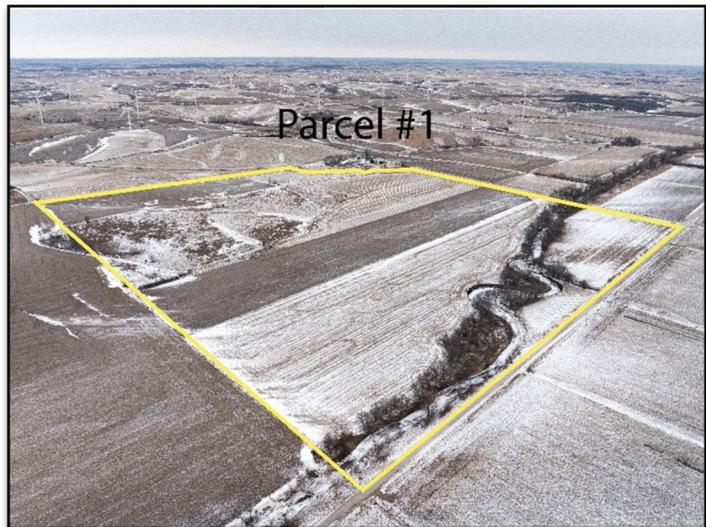
The SE 1/4 except Parcel A in the NE 1/4 SE 1/4 of Section 13, Township 79 North, Range 14 West of the 5th P.M., Poweshiek County, Iowa.

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:

Corn PLC Yield: bu./acre

Soybeans Base Acres:

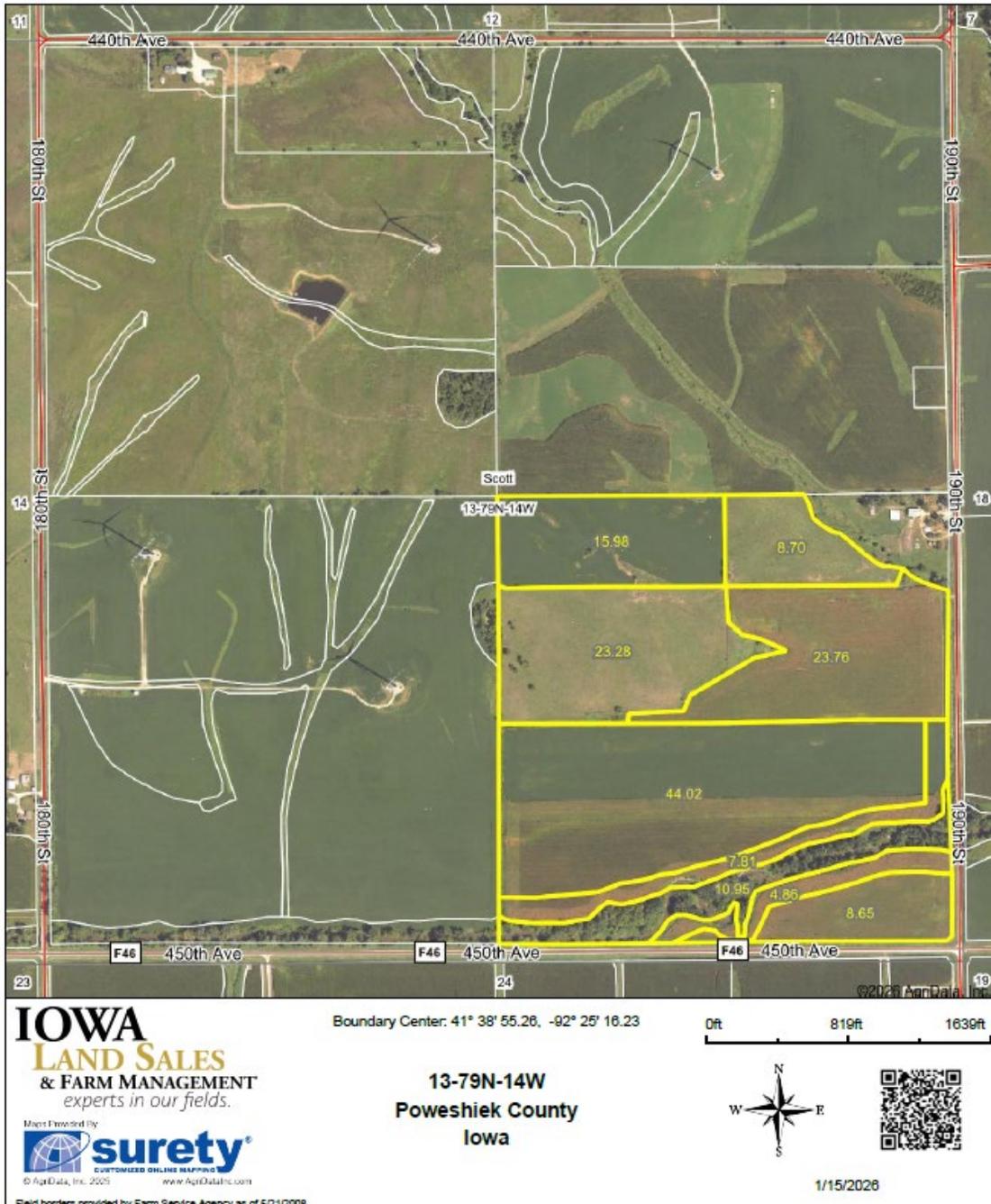
Soybeans PLC Yield: bu./acre

Corn Suitability Rating

CSR2: 65.5 on Entire Farm per AgriData

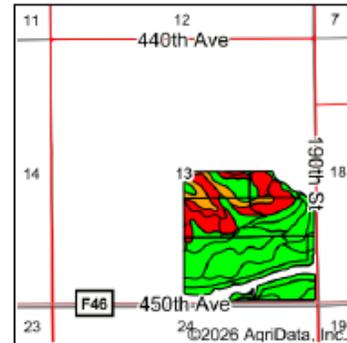
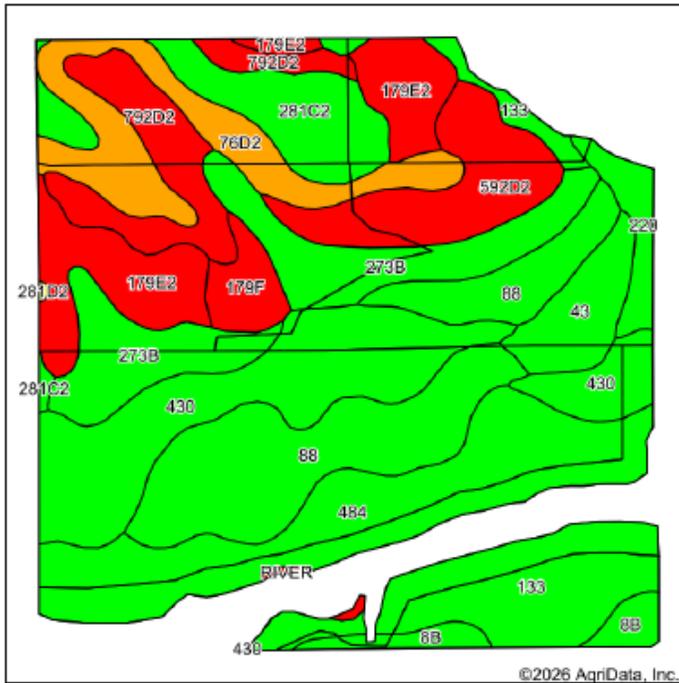


Parcel #1 | Aerial





Parcel #1 | Soils Map



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

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Map Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA157, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class ^c	CSR2 ^{**}	CSR
88	Nevin silty clay loam, 0 to 2 percent slopes	18.65	13.6%		lw	95	90
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	18.35	13.4%		llw	70	83
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	18.20	13.3%		llw	79	90
273B	Olmitz loam, 2 to 5 percent slopes	13.63	9.9%		lle	90	72
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	12.52	9.1%		llw	78	80
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	10.31	7.5%		Vle	26	33
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	9.55	7.0%		llle	49	55
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%		llle	82	71
43	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	4.27	3.1%		llw	79	62
179F	Gara loam, 18 to 25 percent slopes	2.52	1.8%		Vle	20	15
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	2.45	1.8%		llw	77	85
8B	Judson silty clay loam, 2 to 5 percent slopes	2.41	1.8%		lle	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%		llle	54	61
Weighted Average						65.5	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.
^c- 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

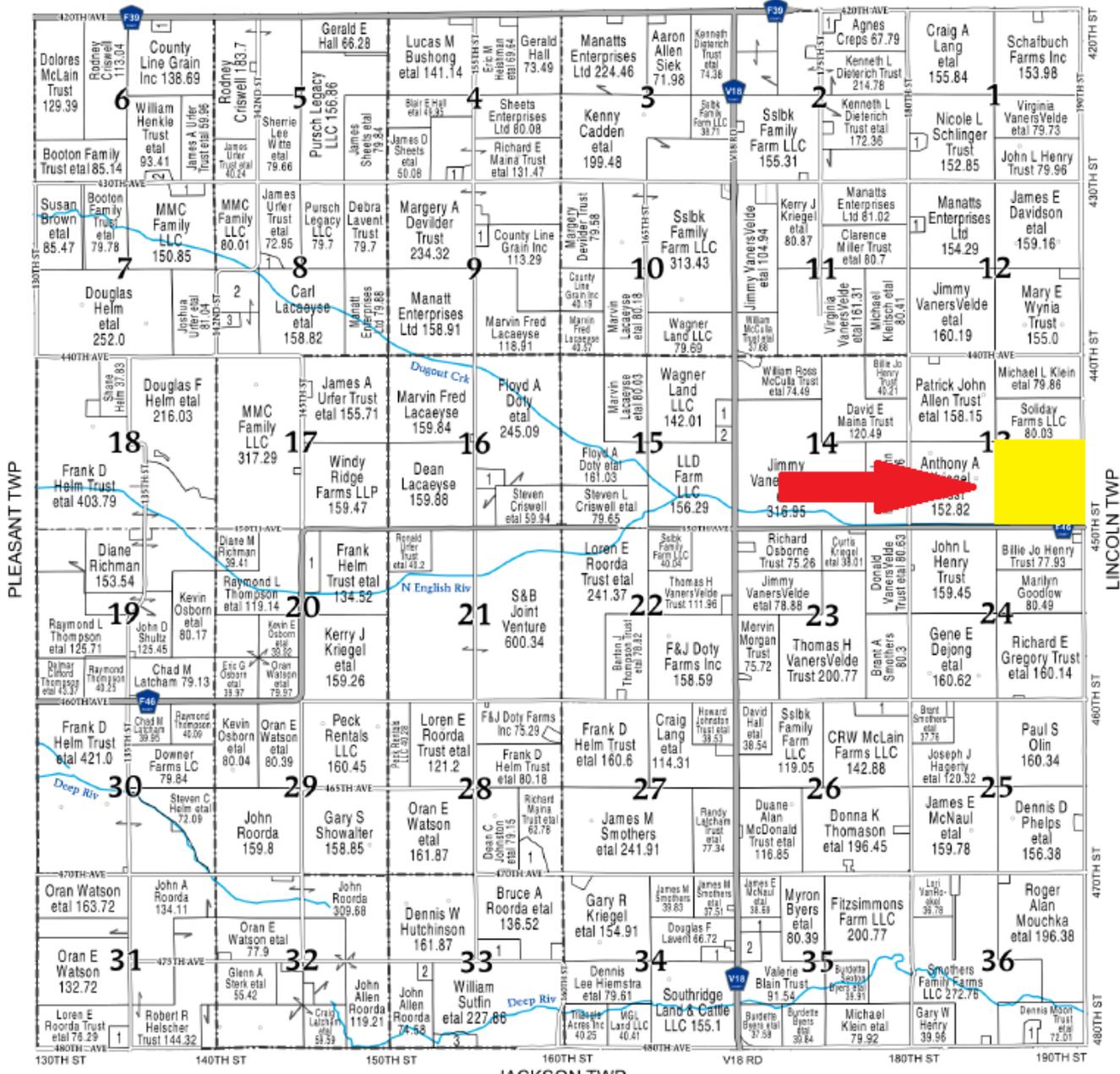
T-79-N

SCOTT PLAT

R-14-W

(Landowners)

BEAR CREEK TWP





Parcel #2 Property Information | 110.13 acres m/1

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

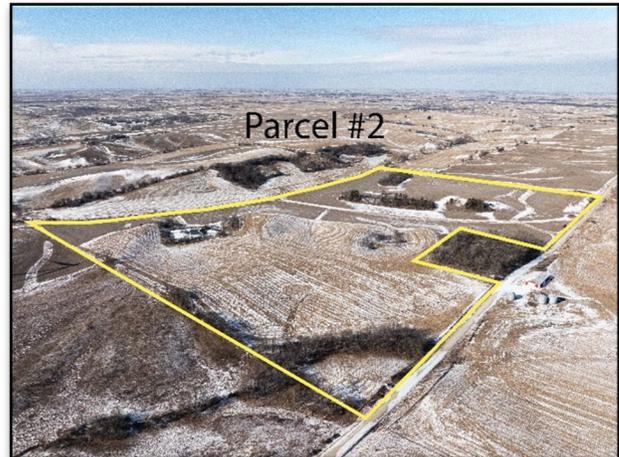
Tract Number: 928

Cropland Acres: 91.02

**FSA estimates pending reconstitution.*

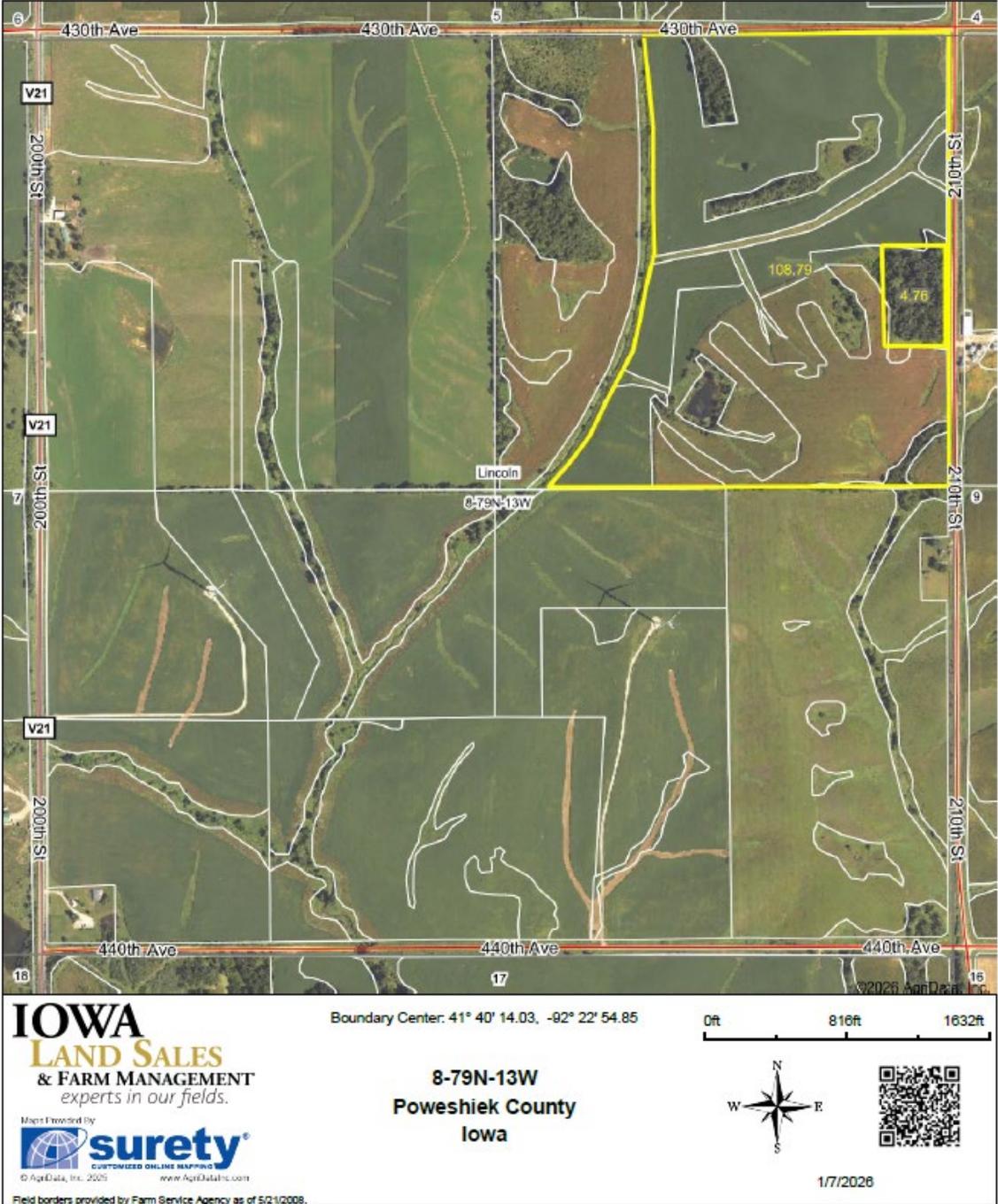
Corn Suitability Rating

CSR2: 48.5 on Entire Farm per AgriData



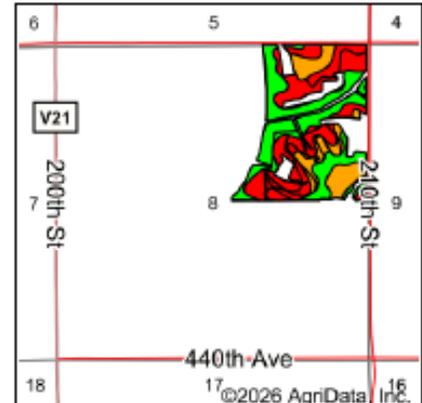
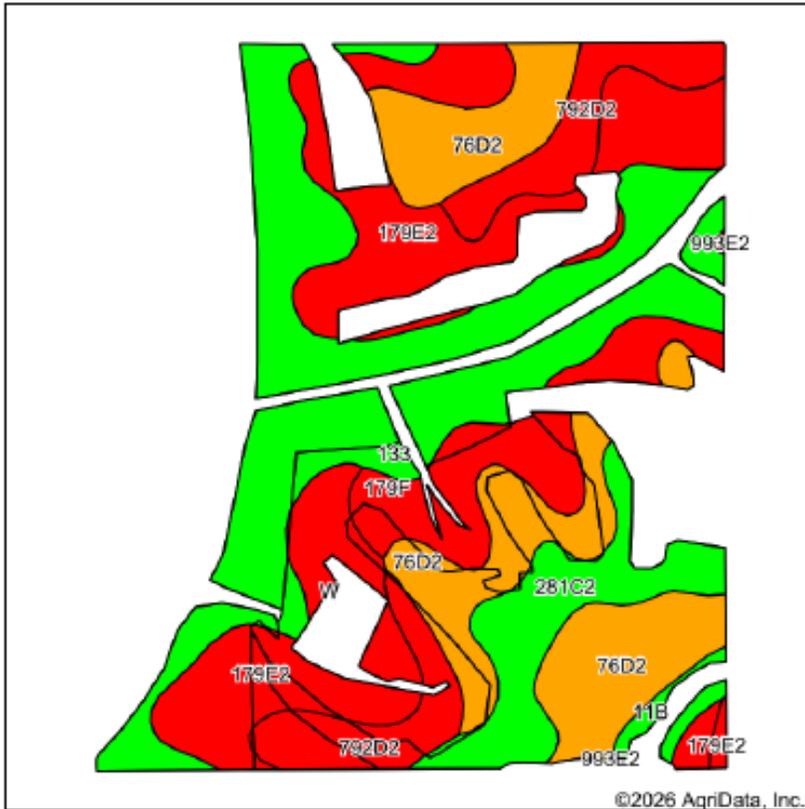


Parcel #2 | Aerial





Parcel #2 | Soils Map



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

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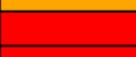
Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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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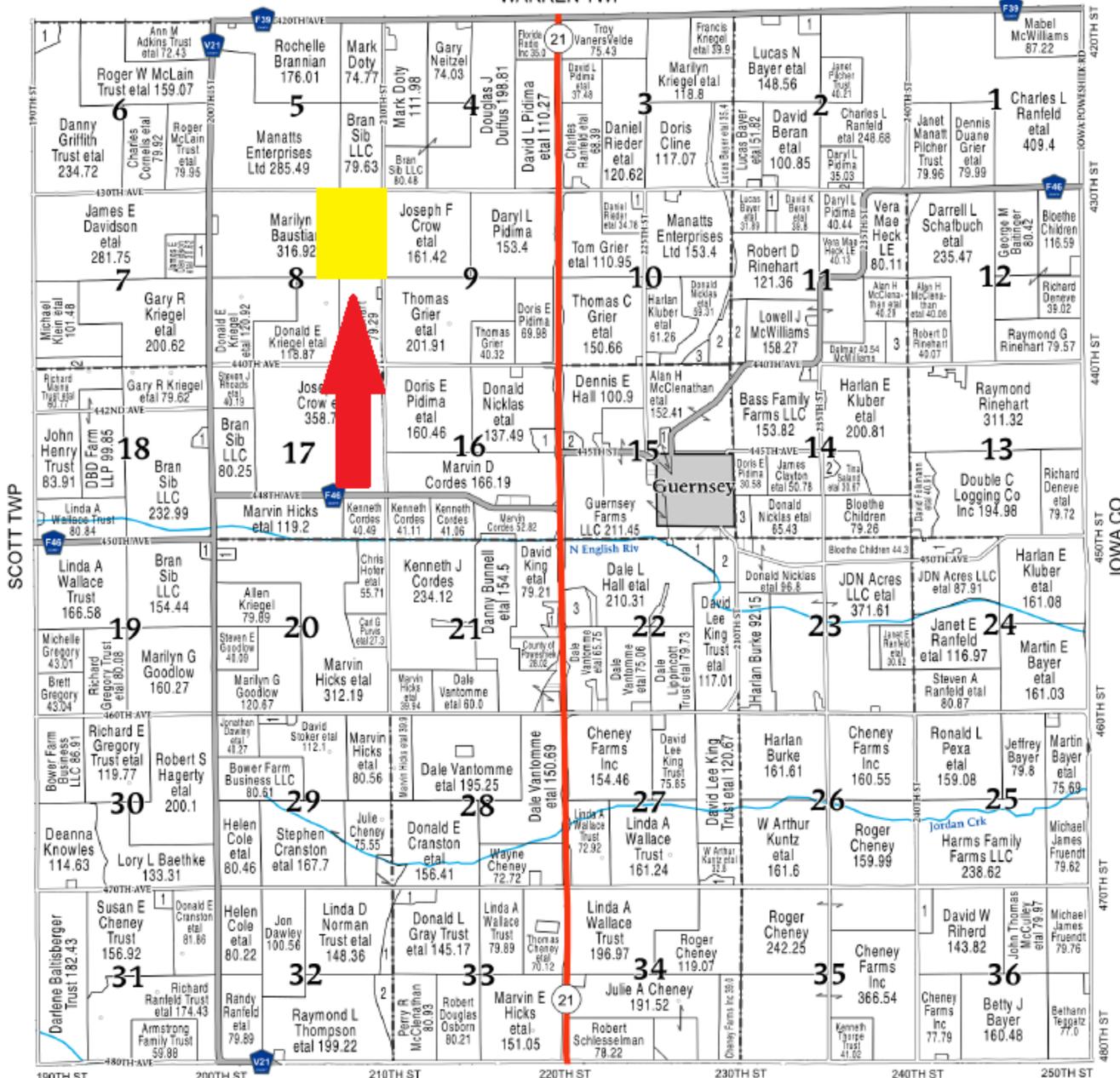
Parcel #2 | Plat Map

T-79-N

LINCOLN PLAT

R-13-W

(Landowners)
WARREN TWP





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 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 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.