

# IOWA LAND SALES & FARM MANAGEMENT

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## POWESHIEK COUNTY

### Land For Sale

782  
acres m/l

#### OFFERED FOR SALE IN 5 PARCELS

- Parcel 1 | 152 acres m/l
- Parcel 2 | 80 acres m/l
- Parcel 3 | 30 acres m/l
- Parcel 4 | 160 acres m/l
- Parcel 5 | 360 acres m/l



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## Offered for Sale in 5 Parcels

Parcel 1 | \$2,280,000 or \$15,000 per acre on 152 acres m/1

Parcel 2 | \$1,200,000 or \$15,000 per acre on 80 acres m/1

Parcel 3 | \$540,000 or \$18,000 per acre on 30 acres m/1

Parcel 4 | \$2,080,000 or \$13,000 per acre on 160 acres m/1

Parcel 5 | \$3,960,000 or \$11,000 per acre on 360 acres m/1

## Description

782 acres m/1 of quality Poweshiek County land, located in Bear Creek and Lincoln Townships, being offered for sale in 5 parcels. The farms have been well-maintained with some available for the current crop season and others cash rented but with second-half cash rent assignable to the new buyer.



## Parcel #1 Property Information | 152 acres m/l

**Price:** \$2,280,000 or \$15,000 per acre

### ***Legal Description***

*152 acres m/l in the West Half of the Southeast Quarter & East Half of the Southwest Quarter except Parcel A in the Southeast Quarter of the Southwest Quarter in Section 1, Township 80 North, Range 14 West of the 5th P.M., Poweshiek County, Iowa (Final Legal Description will be determined from Abstract).*

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

\$5,266/year

### ***FSA Data***

Farm Number: 6165 & 5628

Tract Number: 10939 & 1880

Cropland Acres: 148.3

*Please see attached FSA data for more information.*

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

CSR2: 78.1 on Entire Farm per AgriData

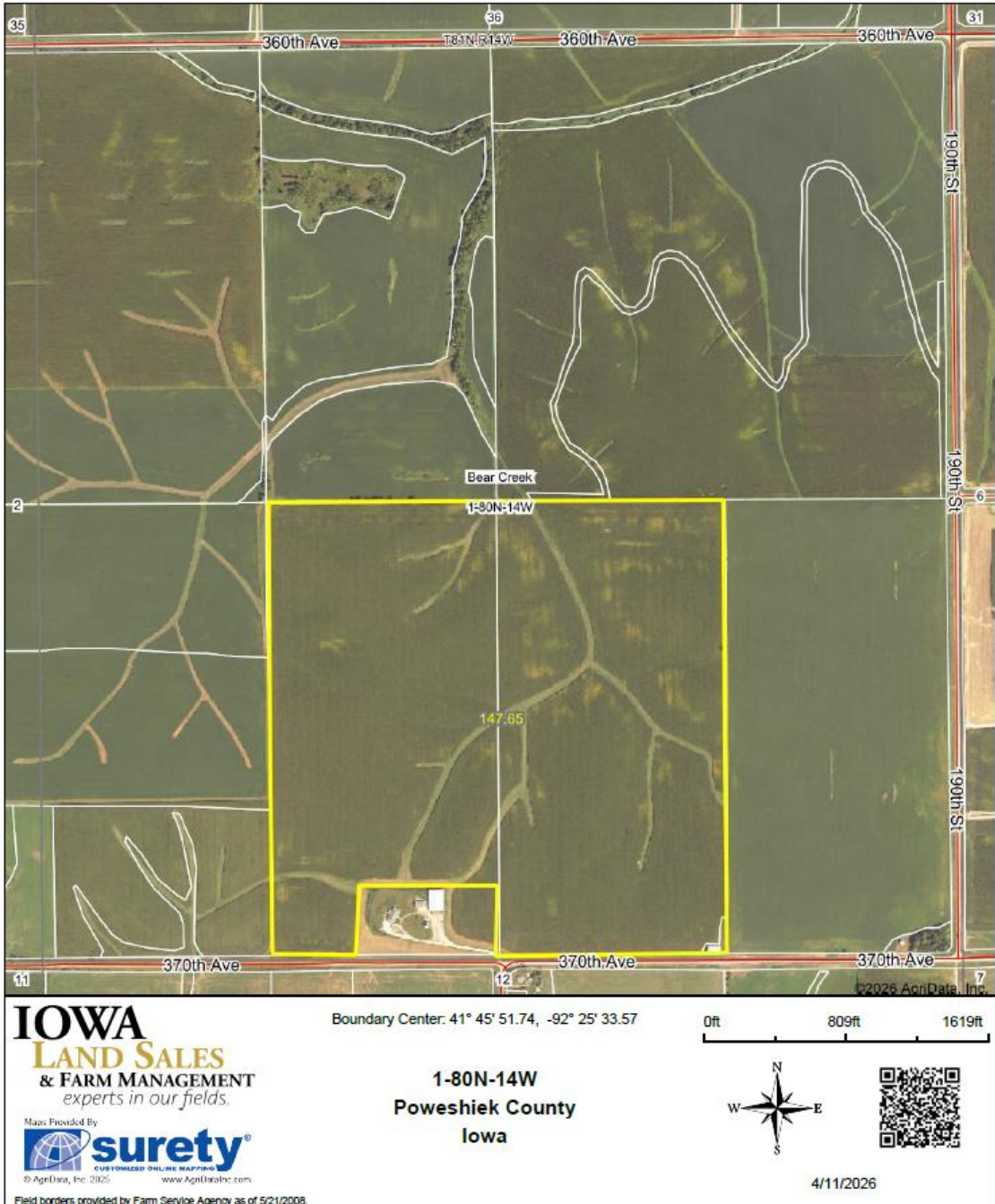
### ***Cash Rent***

Second-half rent will be paid directly to the buyer by the current tenant on November 1, 2026 of \$24,163.75.



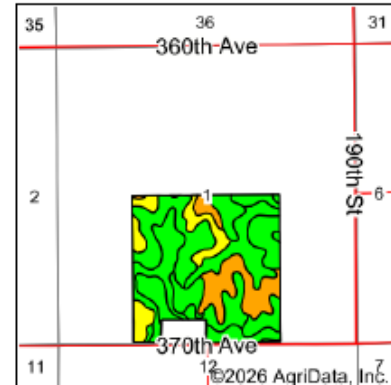
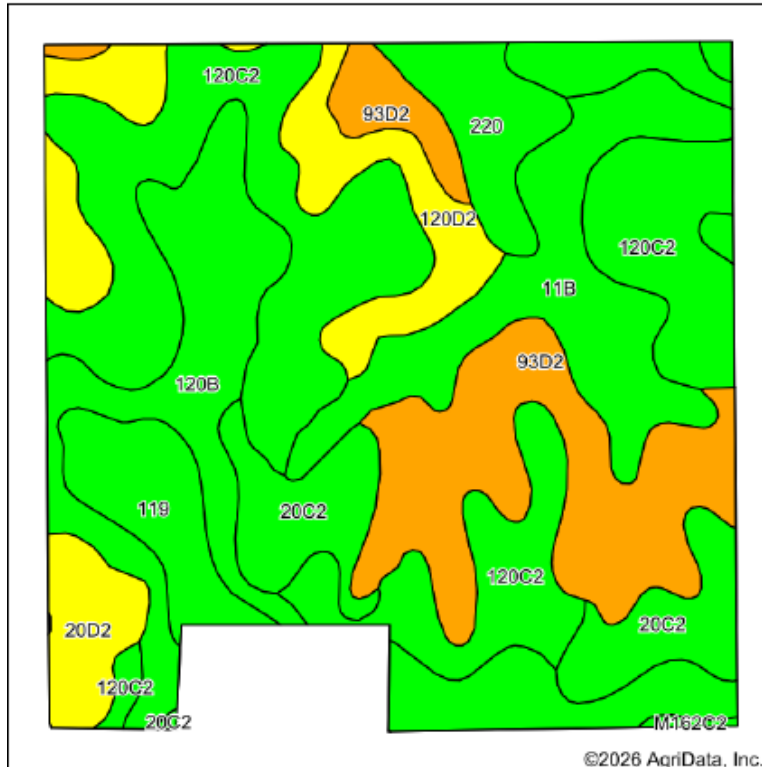


## Parcel #1 | Aerial





## Parcel #1 | Soils Map



State: Iowa  
 County: Poweshiek  
 Location: 1-80N-14W  
 Township: Bear Creek  
 Acres: 147.65  
 Date: 4/11/2026

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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	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	44.08	30.0%		Ille	87	76	
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	22.94	15.5%		Ille	44	25	
120B	Tama silty clay loam, 2 to 5 percent slopes	22.89	15.5%		Ile	95	93	
11B	Colo-Ely complex, 0 to 5 percent slopes	16.47	11.2%		Ilw	86	68	
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	12.11	8.2%		Ille	62	66	
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	11.59	7.8%		Ille	81	73	
119	Muscatine silty clay loam, 0 to 2 percent slopes	6.70	4.5%		Iw	100	98	
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	5.96	4.0%		Ilw	77	85	
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	4.64	3.1%		Ille	55	65	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.29	0.2%		Ille	82	82	
<b>Weighted Average</b>						<b>2.60</b>	<b>78.1</b>	<b>*-</b>

\*\*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



## Parcel #2 Property Information | 80 acres m/l

**Price:** \$1,200,000 or \$15,000 per acre

### ***Legal Description***

*80 acres m/l in the East Half of the Northwest Quarter in Section 3, Township 80 North, Range 14 West of the 5th P.M., Poweshiek County, Iowa (Final Legal Description will be determined from Abstract).*

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

\$2,572/year

### ***FSA Data***

Farm Number: 5628

Tract Number: 1878

Cropland Acres: 75.60

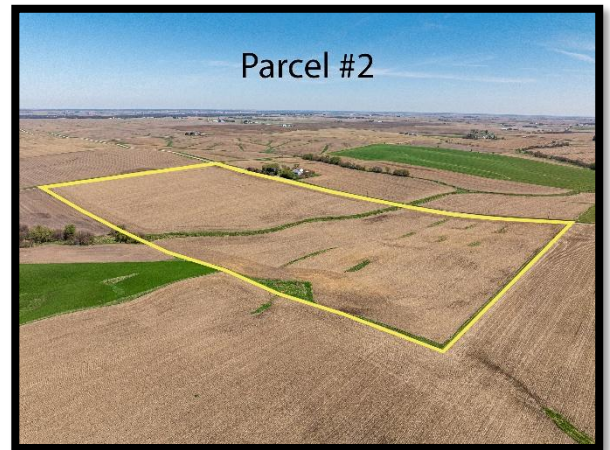
*Please see attached FSA data for more information.*

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

CSR2: 74.3 on Entire Farm per AgriData

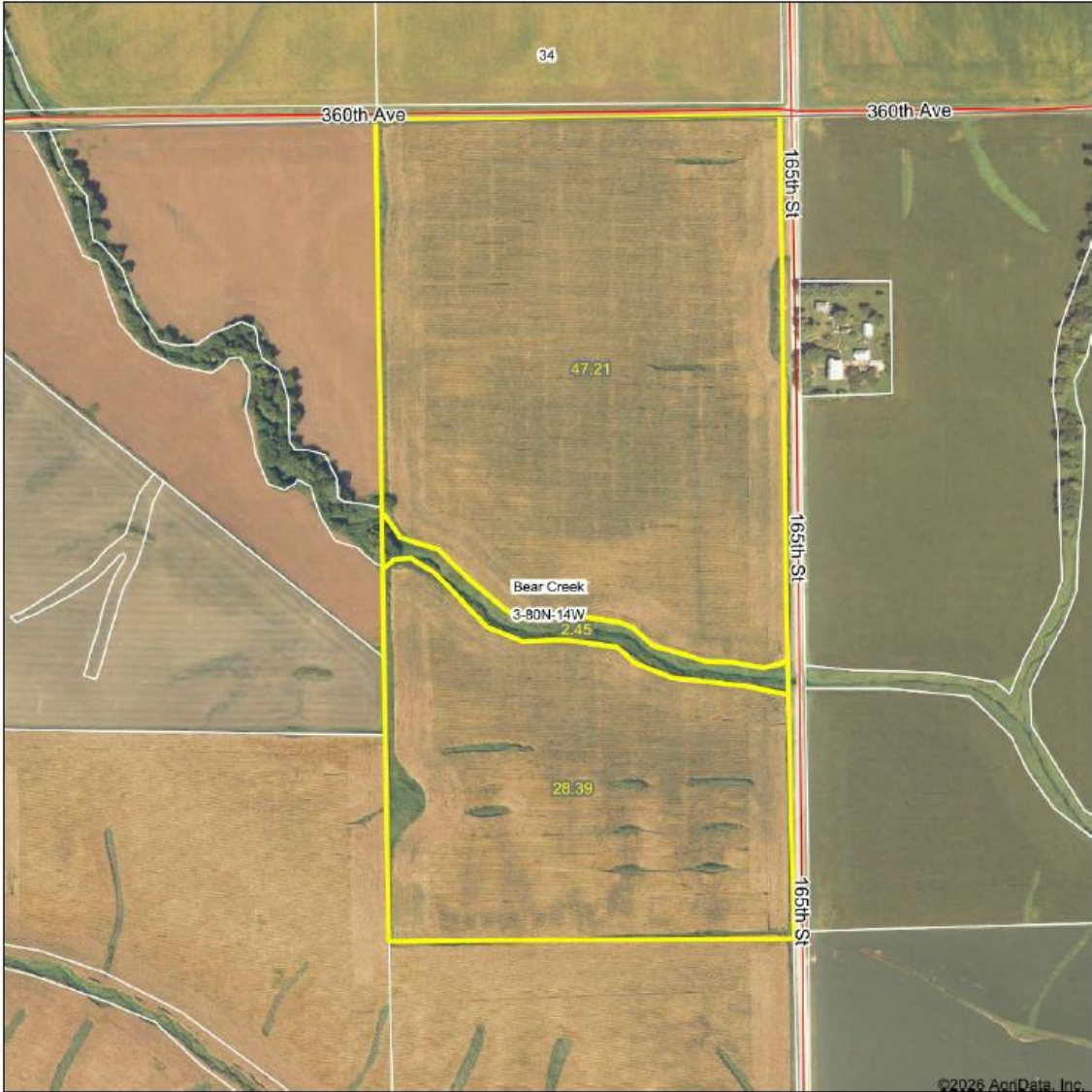
### ***Cash Rent***

Second-half rent will be paid directly to the buyer by the current tenant on November 1, 2026 of \$12,285.





**Parcel #2 | Aerial**



Boundary Center: 41° 46' 16.93, -92° 28' 2.11

0ft 498ft 996ft

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**3-80N-14W**  
**Poweshiek County**  
**Iowa**

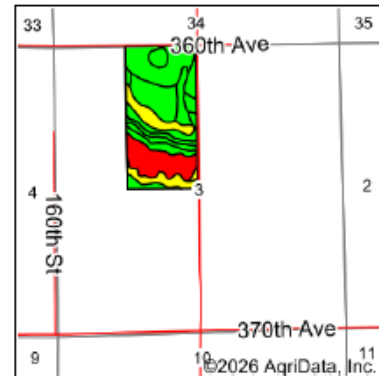
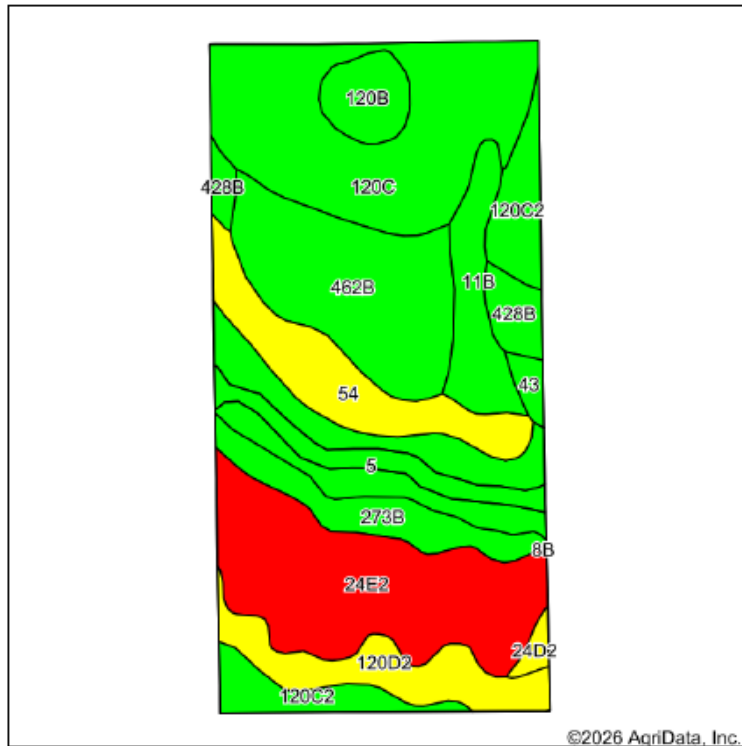
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4/11/2026

Field borders provided by Farm Service Agency as of 9/21/2008.



## Parcel #2 | Soils Map



State: Iowa  
 County: Poweshiek  
 Location: 3-80N-14W  
 Township: Bear Creek  
 Acres: 78.05  
 Date: 4/11/2026

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Soils data provided by USDA and NRCS.

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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	
120C	Tama silty clay loam, 5 to 9 percent slopes	15.12	19.2%		IIIe	90	79	
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	13.96	17.9%		IVe	36	38	
462B	Downs silt loam, benches, 2 to 5 percent slopes	10.60	13.6%		Ile	90	87	
5	Ackmore-Colo complex, 0 to 2 percent slopes	9.18	11.8%		IIw	79	83	
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.26	8.0%		IIw	60	70	
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	4.91	6.3%		IIIe	62	66	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	4.81	6.2%		IIIe	87	76	
273B	Olimitz loam, 2 to 5 percent slopes	3.91	5.0%		Ile	90	72	
11B	Colo-Ely complex, 0 to 5 percent slopes	3.87	5.0%		IIw	86	68	
120B	Tama silty clay loam, 2 to 5 percent slopes	2.32	3.0%		Ile	95	93	
428B	Ely silty clay loam, 2 to 5 percent slopes	2.04	2.6%		Ile	88	88	
43	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	0.61	0.8%		IIw	79	82	
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.46	0.6%		IIIe	51	49	
<b>Weighted Average</b>						<b>2.68</b>	<b>74.3</b>	<b>71.1</b>

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

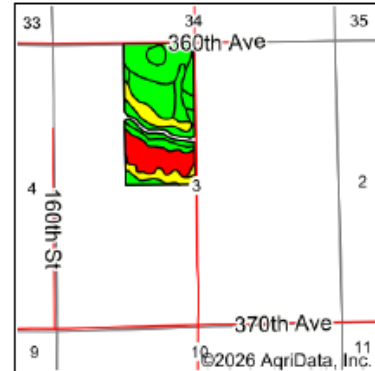
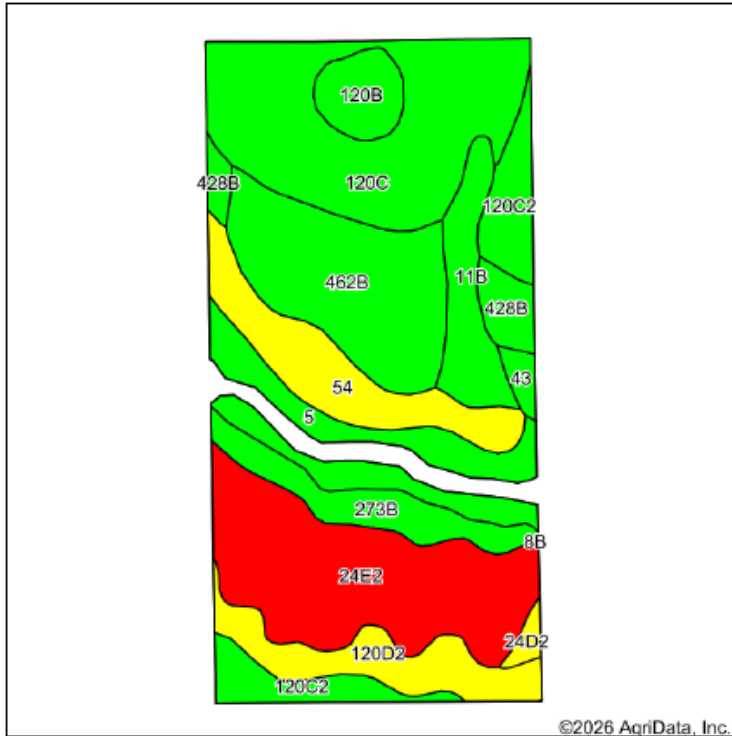
\*c: Using Capabilities Class Dominant Condition Aggregation Method



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## Parcel #2 | Tillable Soils Map



State: Iowa  
 County: Poweshiek  
 Location: 3-80N-14W  
 Township: Bear Creek  
 Acres: 75.6  
 Date: 4/11/2026

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Soils data provided by USDA and NRCS.

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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	
120C	Tama silty clay loam, 5 to 9 percent slopes	15.11	19.9%	Green	IIIe	90	79	
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	13.96	18.5%	Red	IVe	36	38	
462B	Downs silt loam, benches, 2 to 5 percent slopes	10.60	14.0%	Green	Ile	90	87	
5	Ackmore-Colo complex, 0 to 2 percent slopes	6.74	8.9%	Green	IIw	79	83	
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.28	8.3%	Yellow	IIw	60	70	
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	4.91	6.5%	Yellow	IIIe	62	66	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	4.81	6.4%	Green	IIIe	87	78	
273B	Olmitz loam, 2 to 5 percent slopes	3.91	5.2%	Green	Ile	90	72	
11B	Colo-Ely complex, 0 to 5 percent slopes	3.87	5.1%	Green	IIw	86	68	
120B	Tama silty clay loam, 2 to 5 percent slopes	2.32	3.1%	Green	Ile	95	93	
428B	Ely silty clay loam, 2 to 5 percent slopes	2.04	2.7%	Green	Ile	88	88	
43	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	0.81	0.8%	Green	IIw	79	82	
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.46	0.6%	Yellow	IIIe	51	49	
<b>Weighted Average</b>						<b>2.70</b>	<b>74.1</b>	<b>70.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Parcel #3 Property Information | 30 acres m/1

**Price:** \$540,000 or \$18,000 per acre

### ***Legal Description***

*30 acres m/l in Parcels C & D of the Northeast Quarter, Except the part lying within City Limits & Except Parcel 1 in Parcel D, & Parcel C of the Northeast Quarter within City Limits, Except North Bear Creek Addition & Except 1.4 acres with Building to be surveyed, in Section 14, Township 80 North, Range 14 West of the 5th P.M., Poweshiek County, Iowa (Final Legal Description will be determined from Abstract & Survey).*



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

\$875/year

*Estimate contingent, determined by survey.*

### ***FSA Data***

Farm Number: 6140

Tract Number: 10917

Cropland Acres: 25.64

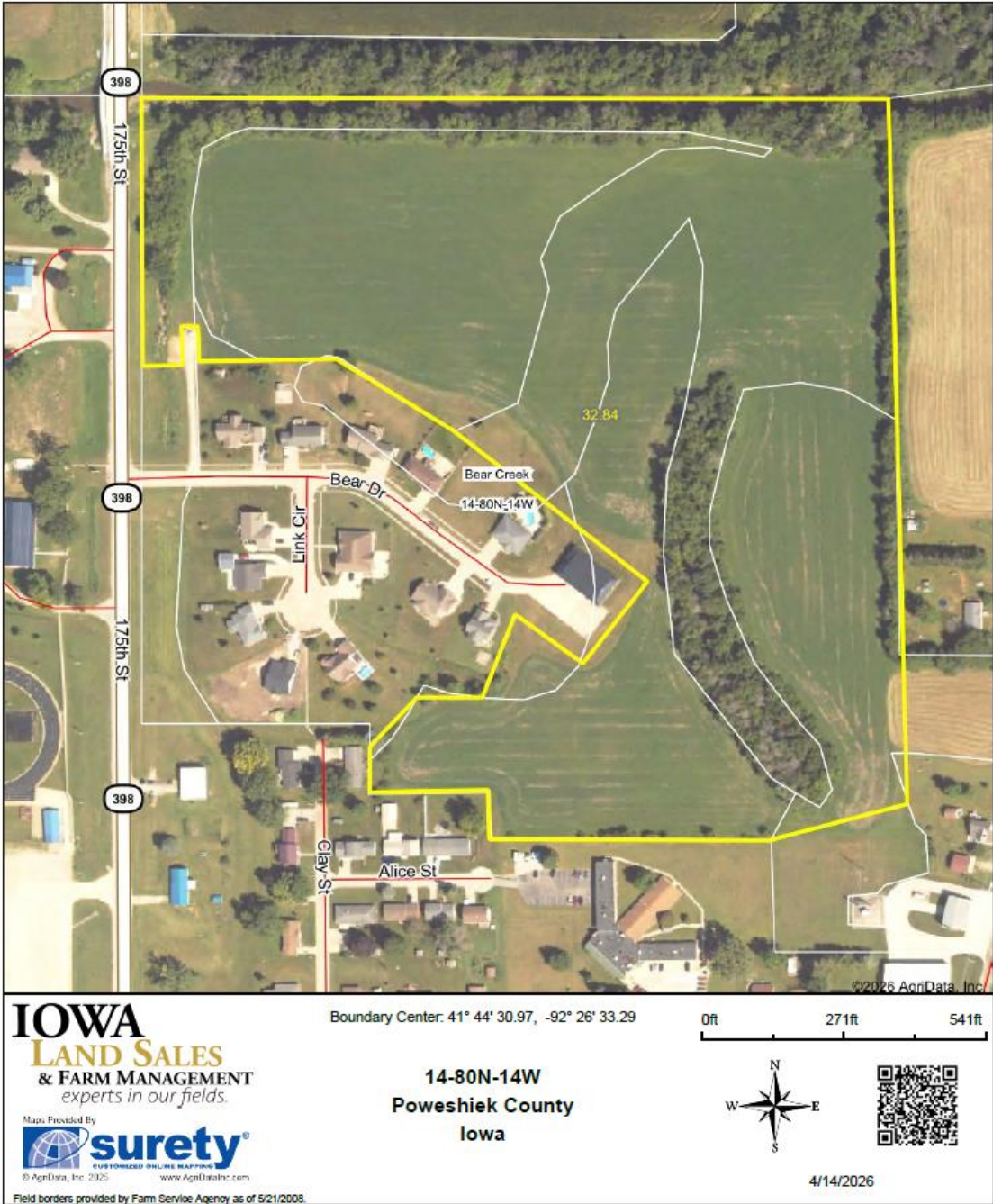
*Please see attached FSA data for more information.*

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

CSR2: 76.2 on Entire Farm per AgriData

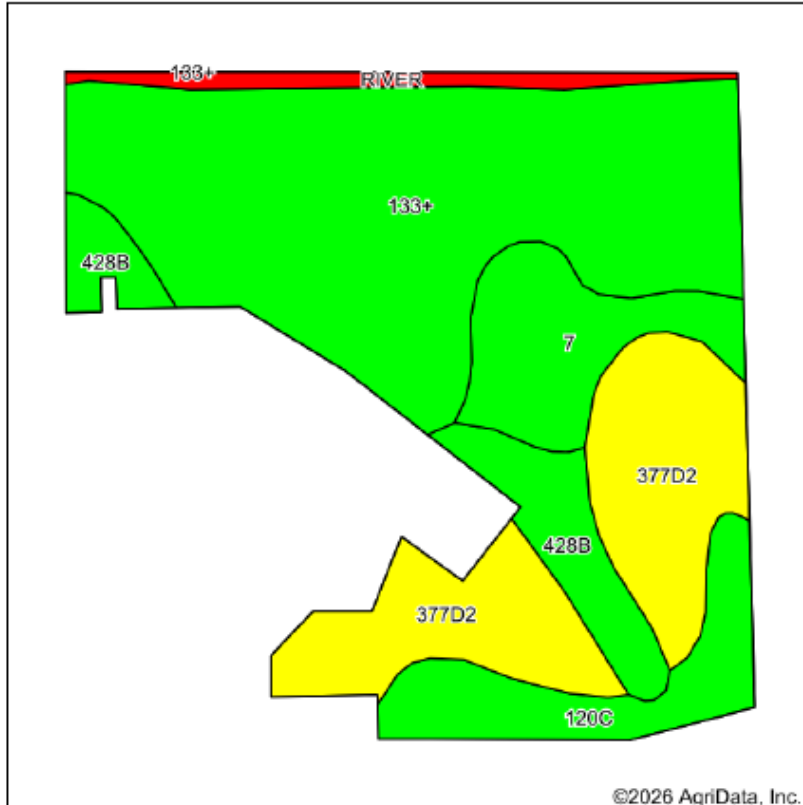


**Parcel #3 | Aerial**





## Parcel #3 | Soils Map



State: Iowa  
 County: Poweshiek  
 Location: 14-80N-14W  
 Township: Bear Creek  
 Acres: 32.84  
 Date: 4/14/2026

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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 silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	15.48	47.1%		llw	78	85	
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	7.31	22.3%		llle	62	63	
7	Wiota silty clay loam, 0 to 2 percent slopes, rarely flooded	3.21	9.8%		lw	100	90	
120C	Tama silty clay loam, 5 to 9 percent slopes	2.95	9.0%		llle	90	79	
428B	Ely silty clay loam, 2 to 5 percent slopes	2.90	8.8%		lle	88	88	
RIVER	Water, rivers and streams	0.99	3.0%			0		
<b>Weighted Average</b>						*-	76.2	*-

\*\*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.



## Parcel #4 Property Information | 160 acres m/l

**Price:** \$2,080,000 or \$13,000 per acre

### ***Legal Description***

*160 acres m/l in the Northwest Quarter of Section 9, Township 79 North, Range 13 West of the 5th P.M., Poweshiek County, Iowa (Final Legal Description will be determined from Abstract).*

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

\$5,184/year

### ***FSA Data***

Farm Number: 734

Tract Number: 943

Cropland Acres: 142.89

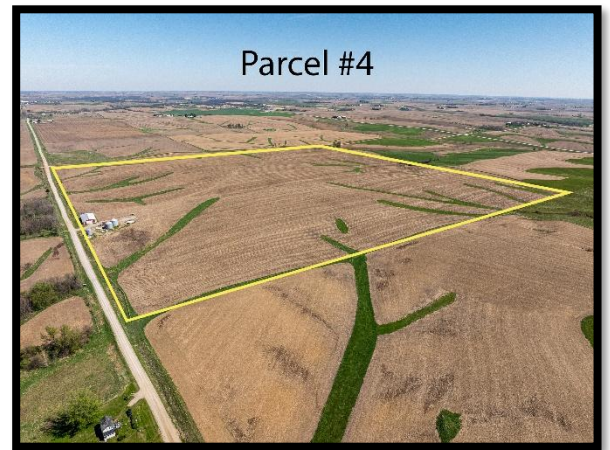
*Please see attached FSA data for more information.*

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

CSR2: 63.5 on Tillable per AgriData

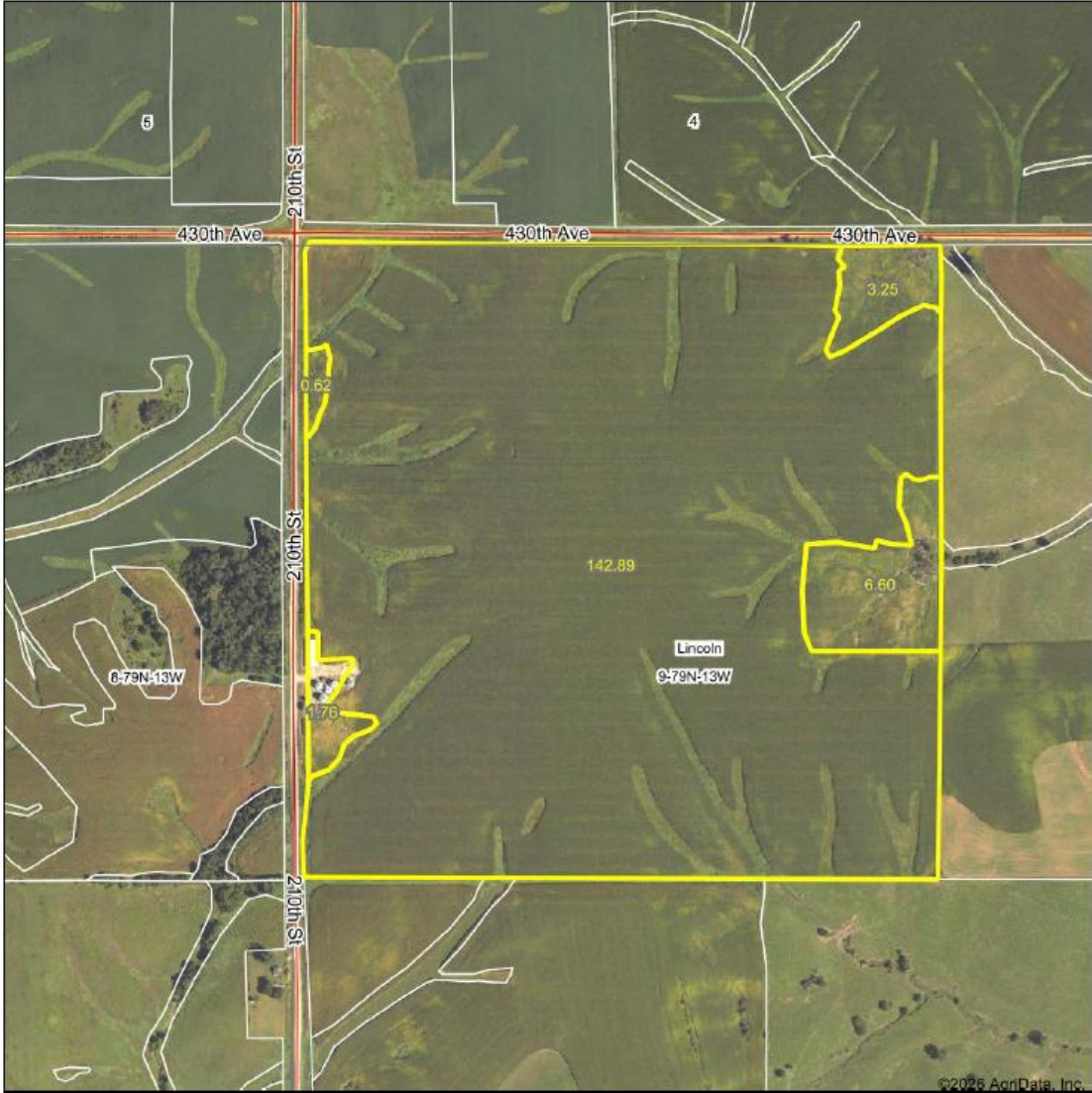
### ***Grain Bins***

Grain bins are not included with the sale of the farm and have been sold privately.





**Parcel #4 | Aerial**



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Boundary Center: 41° 40' 13.85, -92° 22' 21.5

**9-79N-13W**  
**Poweshiek County**  
**Iowa**

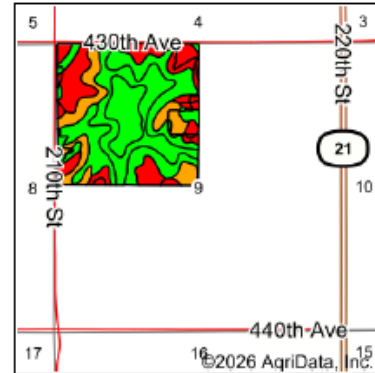
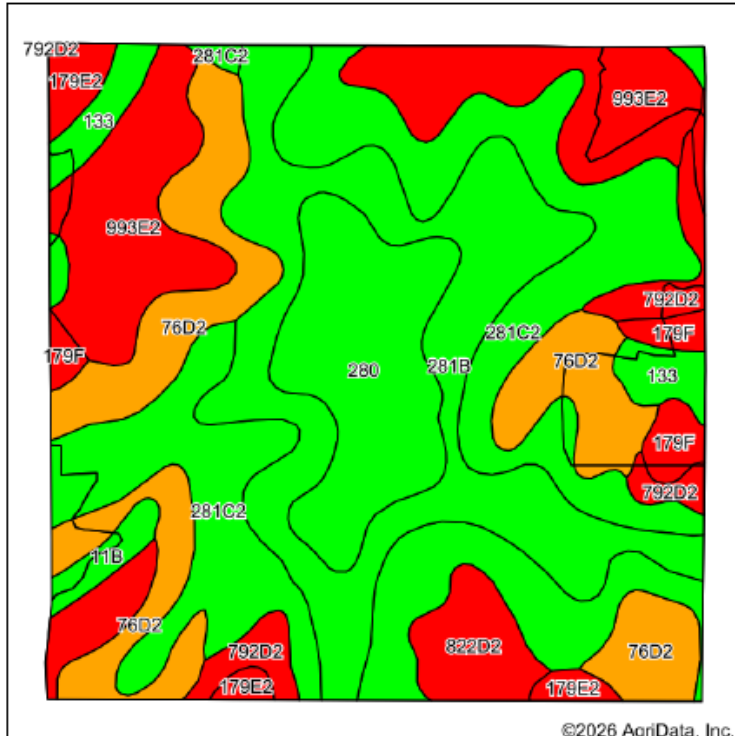
0ft 638ft 1276ft

4/11/2026

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



## Parcel #4 | Soils Map



State: Iowa  
 County: Poweshiek  
 Location: 9-79N-13W  
 Township: Lincoln  
 Acres: 155.12  
 Date: 4/11/2026

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Soils data provided by USDA and NRCS.

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Area Symbol: IA157, Soil Area Version: 29

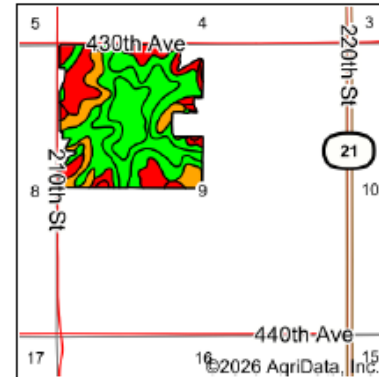
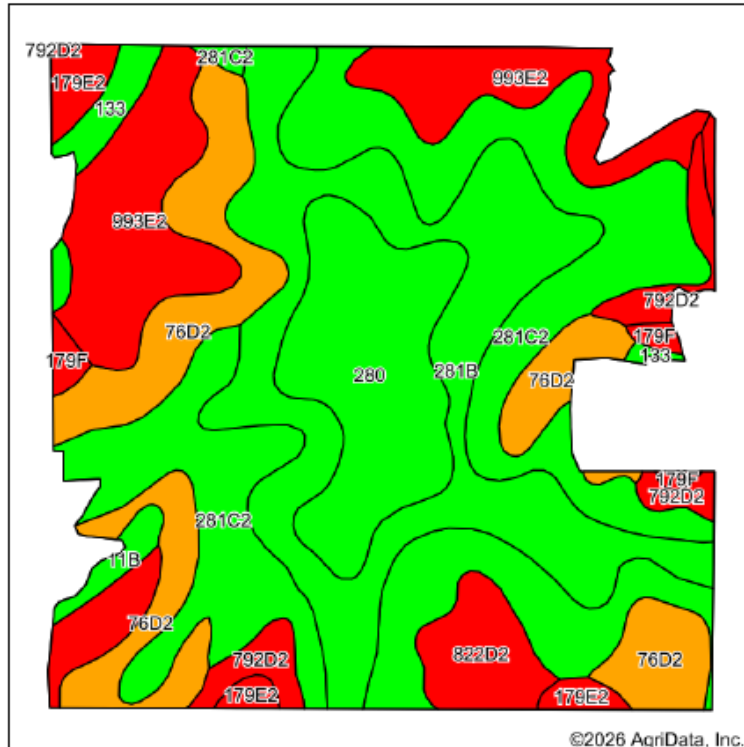
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	42.25	27.4%	<span style="background-color: #00FF00;"> </span>	Ille	82	71	
281B	Otley silty clay loam, 2 to 5 percent slopes	29.32	18.9%	<span style="background-color: #00FF00;"> </span>	Ile	91	91	
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	23.10	14.9%	<span style="background-color: #FFA500;"> </span>	Ille	49	56	
993E2	Gara-Armstrong complex, 14 to 18 percent slopes, moderately eroded	21.01	13.5%	<span style="background-color: #FF0000;"> </span>	Vle	17	5	
280	Mahaska silty clay loam, 0 to 2 percent slopes	15.42	9.9%	<span style="background-color: #00FF00;"> </span>	Iw	94	96	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	5.35	3.4%	<span style="background-color: #FF0000;"> </span>	Vle	26	33	
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	4.78	3.1%	<span style="background-color: #FF0000;"> </span>	IVe	7	10	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.54	2.9%	<span style="background-color: #00FF00;"> </span>	Ilw	78	80	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	4.45	2.9%	<span style="background-color: #FF0000;"> </span>	IVe	10	15	
179F	Gara loam, 18 to 25 percent slopes	3.30	2.1%	<span style="background-color: #FF0000;"> </span>	Vle	20	15	
11B	Colo-Ely complex, 0 to 5 percent slopes	1.80	1.0%	<span style="background-color: #00FF00;"> </span>	Ilw	86	68	
<b>Weighted Average</b>						<b>3.21</b>	<b>63.5</b>	<b>60.3</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Parcel #4 | Tillable Soils Map



State: Iowa  
 County: Poweshiek  
 Location: 9-79N-13W  
 Township: Lincoln  
 Acres: 142.89  
 Date: 4/11/2026

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Soils data provided by USDA and NRCS.

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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	
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	41.24	29.0%		IIIe	82	71	
281B	Otley silty clay loam, 2 to 5 percent slopes	29.33	20.5%		IIe	91	91	
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	19.88	13.9%		IIIe	49	56	
993E2	Gara-Armstrong complex, 14 to 18 percent slopes, moderately eroded	17.73	12.4%		VIe	17	5	
280	Mahaska silty clay loam, 0 to 2 percent slopes	15.42	10.8%		Iw	94	96	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	5.35	3.7%		VIe	26	33	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	4.45	3.1%		IVe	10	15	
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	4.30	3.0%		IVe	7	10	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.39	1.7%		IIw	78	80	
179F	Gara loam, 18 to 25 percent slopes	1.59	1.1%		VIe	20	15	
11B	Colo-Ely complex, 0 to 5 percent slopes	1.21	0.8%		IIw	86	88	
<b>Weighted Average</b>						3.13	65.2	62

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Parcel #5 Property Information | 360 acres m/l

**Price:** \$3,960,000 or \$11,000 per acre

### ***Legal Description***

*360 acres m/l in the Northeast Quarter, East Half of the Northwest Quarter, North Half of the Southeast Quarter, & Northeast Quarter of the Southwest Quarter in Section 17, Township 79 North, Range 13 West of the 5th P.M., Poweshiek County, Iowa (Final Legal Description will be determined from Abstract).*

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

\$8,128/year

### ***FSA Data***

Farm Number: 734

Tract Number: 942

Cropland Acres: 217.10

*Please see attached FSA data for more information.*

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

CSR2: 65.2 on Tillable per AgriData

### ***Fertilizer and Anhydrous***

Fertilizer and Anhydrous have been applied for the upcoming crop year.





## Parcel #5 | Aerial



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

Boundary Center: 41° 39' 15.43, -92° 23' 5.29

**17-79N-13W**  
**Poweshiek County**  
**Iowa**

0ft 820ft 1641ft



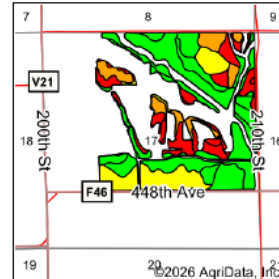
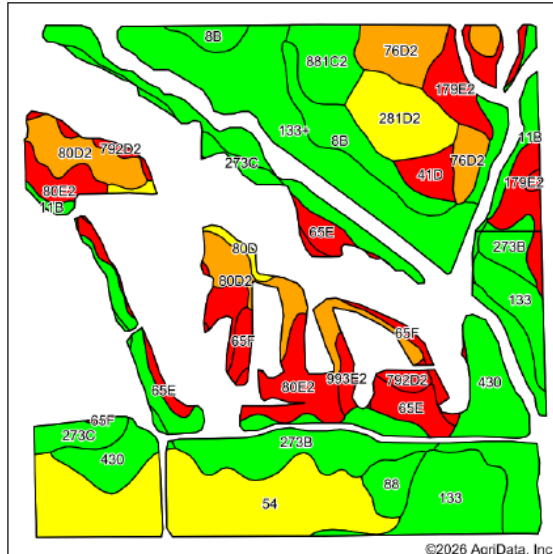
4/11/2026



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## Parcel #5 | Tillable Soils Map



State: Iowa  
 County: Poweshiek  
 Location: 17-79N-13W  
 Township: Lincoln  
 Acres: 217.1  
 Date: 4/11/2026

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Map Provided By **surety**  
 CUSTOMER-ORIENTED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	31.98	14.7%		IIw	78	85
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	29.38	13.5%		IIw	60	70
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	20.42	9.4%		IIw	70	83
273B	Olmitz loam, 2 to 5 percent slopes	19.82	9.1%		IIe	90	72
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	15.15	7.0%		IIw	78	80
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	12.32	5.7%		IIle	46	52
80E2	Clinton silt loam, 14 to 18 percent slopes, eroded	11.66	5.4%		IVe	35	42
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	9.98	4.6%		VIe	26	33
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	9.40	4.3%		IIle	49	56
88	Judson silty clay loam, 2 to 5 percent slopes	8.84	4.1%		IIe	84	90
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	8.72	4.0%		IIle	54	61
65E	Lindley loam, 14 to 18 percent slopes	7.49	3.5%		IVe	23	30
881C2	Otley silty clay loam, terrace, 5 to 9 percent slopes, eroded	6.22	2.9%		IIle	83	71
11B	Colo-Ely complex, 0 to 5 percent slopes	5.57	2.6%		IIw	86	68
273C	Olmitz loam, 5 to 9 percent slopes	5.28	2.4%		IIle	82	57
65F	Lindley loam, 18 to 25 percent slopes	3.72	1.7%		VIIe	6	10
88	Nevin silty clay loam, 0 to 2 percent slopes	3.20	1.5%		Iw	95	90
41D	Sparta loamy fine sand, 9 to 18 percent slopes	2.82	1.3%		IVs	17	15
762D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	2.44	1.1%		IVe	7	10

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	
993E2	Gara-Armstrong complex, 14 to 18 percent slopes, moderately eroded	1.40	0.6%		VIe	17	5	
80D	Clinton silt loam, 9 to 14 percent slopes	1.35	0.6%		IIle	51	57	
<b>Weighted Average</b>						<b>2.70</b>	<b>62.8</b>	<b>65.6</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method





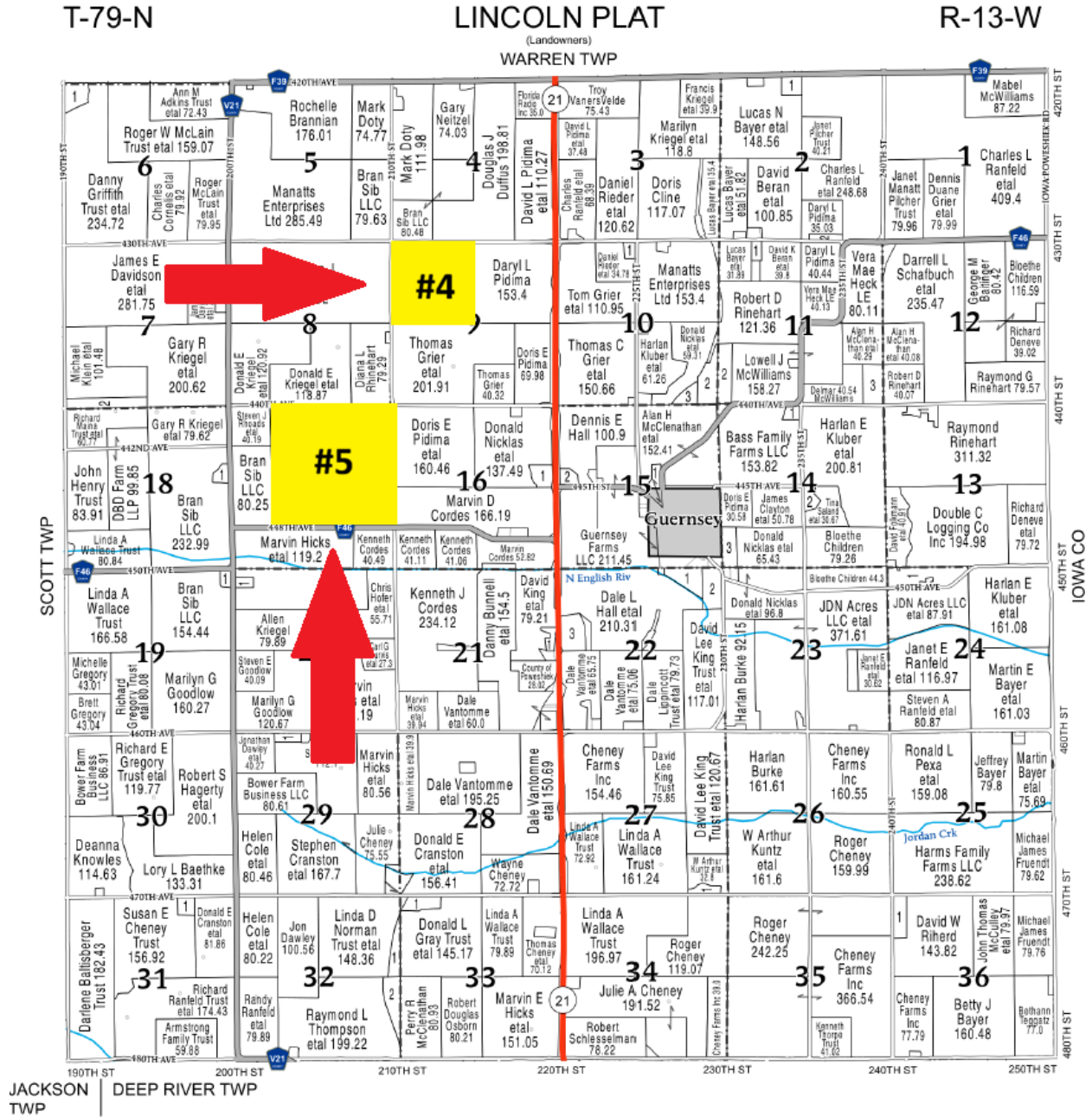
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## Plat Map | Parcels 4 & 5





## Sales Terms & Announcements

**Method:** Each property will be offered for sale as an individual tract.

**Contract & Earnest Payment:** A 10% earnest money payment is required upon acceptance of offer and balance will be due at closing.

**Closing & Possession:** Closing date will be on or about 30 days upon acceptance of offer. Possession will be granted to the buyer at closing subject to the tenant's rights.

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