

IOWA LAND SALES & FARM MANAGEMENT

experts in our fields.

POWESHIEK COUNTY

Online Land Auction

AUCTION DETAILS

Online Bidding Available

Opens: May 14 @ 10 a.m.

Closes: May 21 @ 11 a.m.

233
acres m/l



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



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



Parcel 1 | 80 acres m/1, Section 8, Deep River Township, Poweshiek County

Parcel 2 | 153 acres m/1, Section 8, Deep River Township, Poweshiek County

Description

233 acres m/1 of quality Poweshiek County land, located in Section 8 of Deep River Township, being offered for sale in 2 parcels. The farms have been well-maintained with the sale offering a unique opportunity to purchase a quality farm with both tillable ground and additional income stream in the form of a wind turbine lease. The farm is currently rented, with cash rent being prorated to the new buyer to the date of closing.

Cash Rent

- Annual Rent-\$60,500
- 2nd half rent due-\$30,250
- Parcel 1 2nd half rent-\$10,400 ($\$260 \times 80 \text{ acres} = \$20,800 \text{ total} / 2 = \$10,400$)
- Parcel 2 2nd half rent-\$19,850 ($\$260 \times 152.69 \text{ acres} = \$39,700 \text{ total} / 2 = \$19,850$)
- Parcel 1 1st half rent proration-\$10,400/184 days (March 1-August 31)=\$56.52 per diem
 - Credit of 1st half rent due to buyer at closing-67 days (June 26-August 31) x \$56.52=\$3,786.84
- Parcel 2 1st half rent proration-\$19,850/184 days (March 1-August 31)=\$107.88 per diem
 - Credit of 1st half rent due to buyer at closing-67 days (June 26-August 31) x \$107.88=\$7,227.96

Wind Lease Payment

The most recent payment was on 3/17/2026 and was in the amount of \$15,184. Seller will retain this payment.

The lease went into effect in 2018 and has a 40-year operating term, meaning the lease will expire after 2057.

Lease goes with Tract #2 only.



Parcel #1 Property Information | 80 acres m/1

Legal Description

*The West 1/2 of the Southwest 1/4 in Section 8,
Township 78 North, Range 13 West of the 5th
P.M., Poweshiek County, Iowa.*

Estimated Net Taxes

\$1,520/year

Possession

Possession of the property will be given at closing, subject to tenant rights. Closing on or before June 25, 2026.



FSA Data

Farm Number: 6906

Tract Number: 11525

Cropland Acres: 66.88

Corn Base Acres: 20.34

Corn PLC Yield: 116 bu./acre

Soybean Base Acres: 17.83

Soybean Base Yield: 37 bu./acre

Wheat Base Acres: 2.25

Wheat Base Yield: 38 bu./acre

2026 Farm Program Election: Corn, Soybeans, & Wheat are enrolled under the ARC County farm program.

**Information is estimated pending a reconstitution of farm by the Poweshiek County FSA Office.*

Corn Suitability Rating

CSR2: 52 on Entire Farm per AgriData



Parcel #1 | Aerial



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Boundary Center: 41° 34' 16.62, -92° 23' 30

0ft 635ft 1269ft

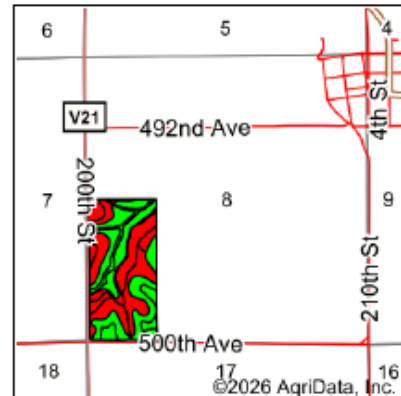
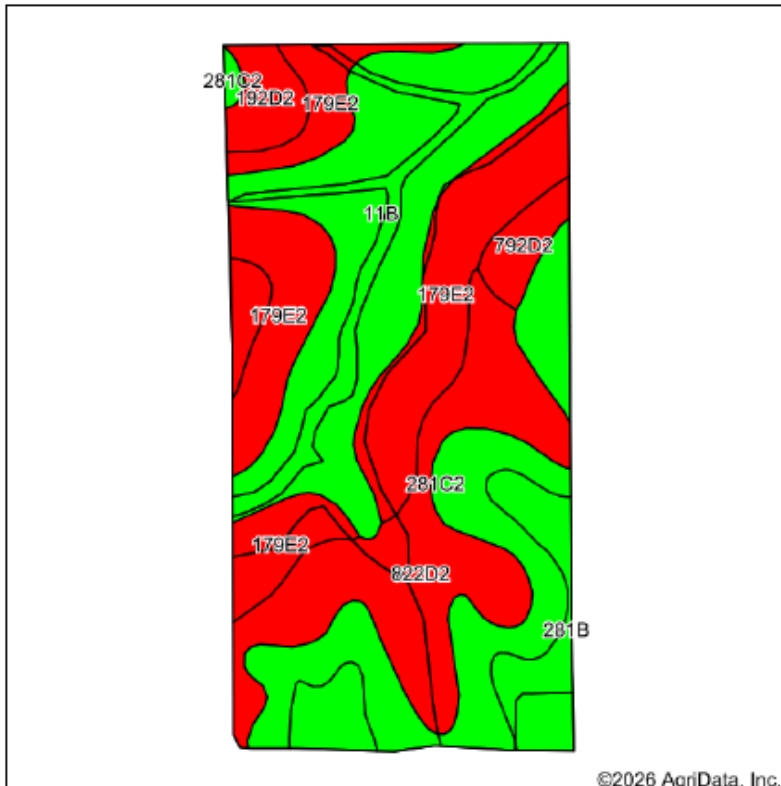
8-78N-13W
 Poweshiek County
 Iowa

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 www.AgrDataInc.com

2/25/2026



Parcel #1 | Soils Map



State: Iowa
 County: Poweshiek
 Location: 8-78N-13W
 Township: Deep River
 Acres: 73.84
 Date: 2/25/2026

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Soils data provided by USDA and NRCS.

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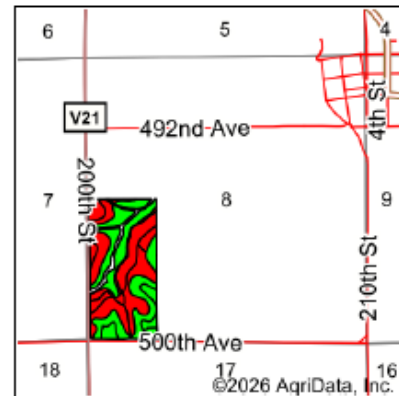
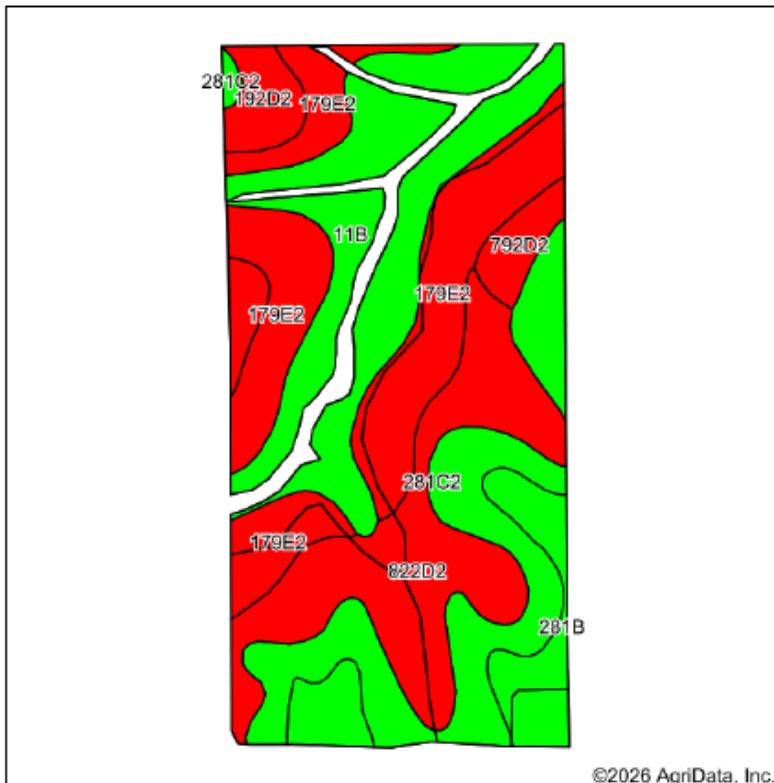
Area Symbol: IA157, Soil Area Version: 29								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
11B	Colo-Ely complex, 0 to 5 percent slopes	19.12	25.9%	Green	Ilw	86	68	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	17.82	24.1%	Red	Vle	26	33	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	13.98	18.9%	Red	IVe	10	15	
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	12.61	17.1%	Green	Ille	82	71	
281B	Otley silty clay loam, 2 to 5 percent slopes	5.44	7.4%	Green	Ile	91	91	
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	3.15	4.3%	Red	IVe	16	15	
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	1.72	2.3%	Red	IVe	7	10	
Weighted Average						3.65	52	48.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Parcel #1 | Tillable Soils Map



State: Iowa
 County: Poweshiek
 Location: 8-78N-13W
 Township: Deep River
 Acres: 70.3
 Date: 2/25/2026

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Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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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	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	17.72	25.3%		Vle	26	33	
11B	Colo-Ely complex, 0 to 5 percent slopes	15.68	22.3%		IIw	86	68	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	13.98	19.9%		IVe	10	15	
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	12.81	17.9%		IIIe	82	71	
281B	Otley silty clay loam, 2 to 5 percent slopes	5.44	7.7%		Ile	91	91	
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	3.15	4.5%		IVe	16	15	
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	1.72	2.4%		IVe	7	10	
Weighted Average						3.72	50.4	47.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Parcel #2 Property Information | 153 acres m/1

Legal Description

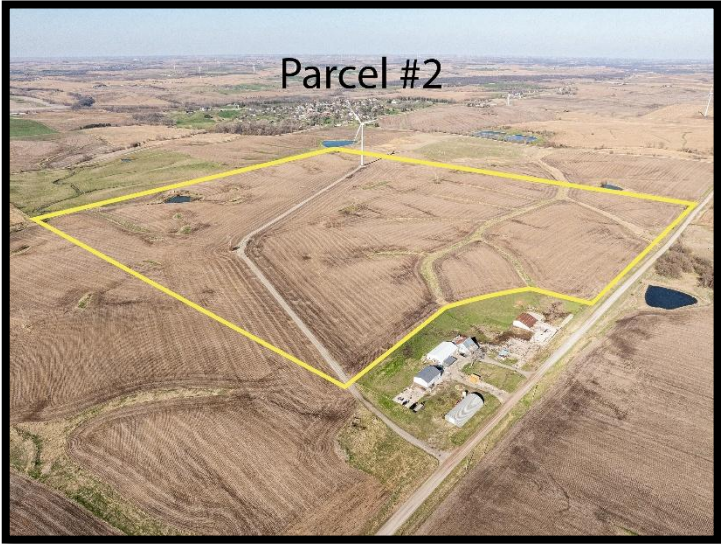
The East 1/2 of the Southwest 1/4 & West 1/2 of the Southeast 1/4 in Section 8 except Parcel A in the SW 1/2 of the SW 1/4, Township 78 North, Range 13 West of the 5th P.M., Poweshiek County, Iowa.

Estimated Net Taxes

\$3,161.46/year

Possession

Possession of the property will be given at closing, subject to tenant rights. Closing on or before June 25, 2026.



FSA Data

Farm Number: 6906

Tract Number: 11525

Cropland Acres: 147.77

Corn Base Acres: 44.96

Corn PLC Yield: 116 bu./acre

Soybean Base Acres: 39.41

Soybean Base Yield: 37 bu./acre

Wheat Base Acres: 4.98

Wheat Base Yield: 38 bu./acre

2026 Farm Program Election: Corn, Soybeans, & Wheat are enrolled under the ARC County farm program.

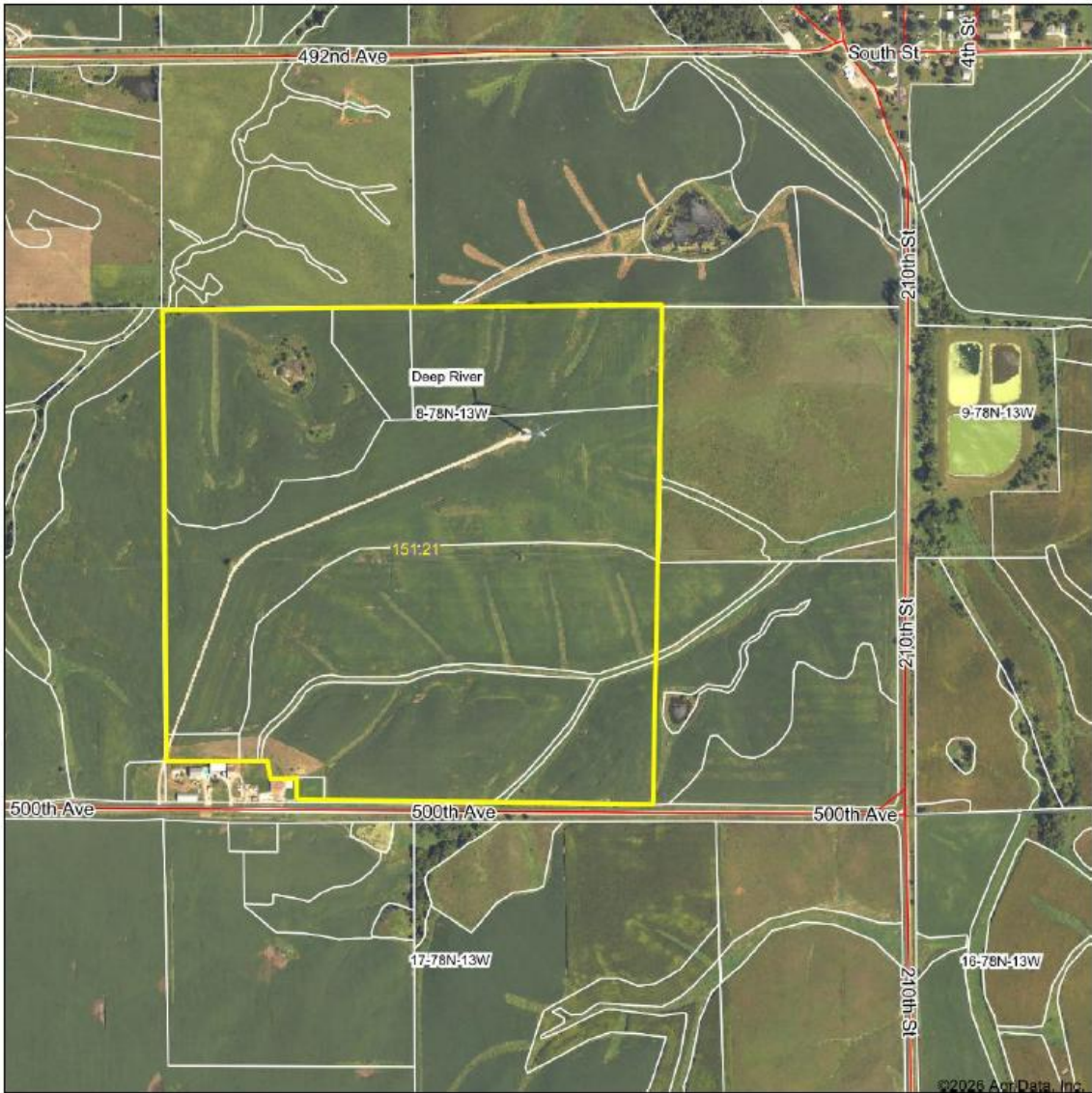
**Information is estimated pending a reconstitution of farm by the Poweshiek County FSA Office.*

Corn Suitability Rating

CSR2: 61.9 on Entire Farm per AgriData



Parcel #2 | Aerial



Boundary Center: 41° 34' 16.46, -92° 23' 4.39

0ft 816ft 1632ft

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8-78N-13W
Poweshiek County
Iowa

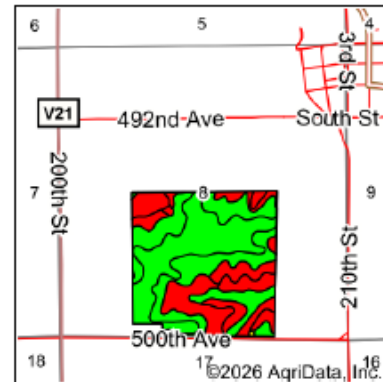
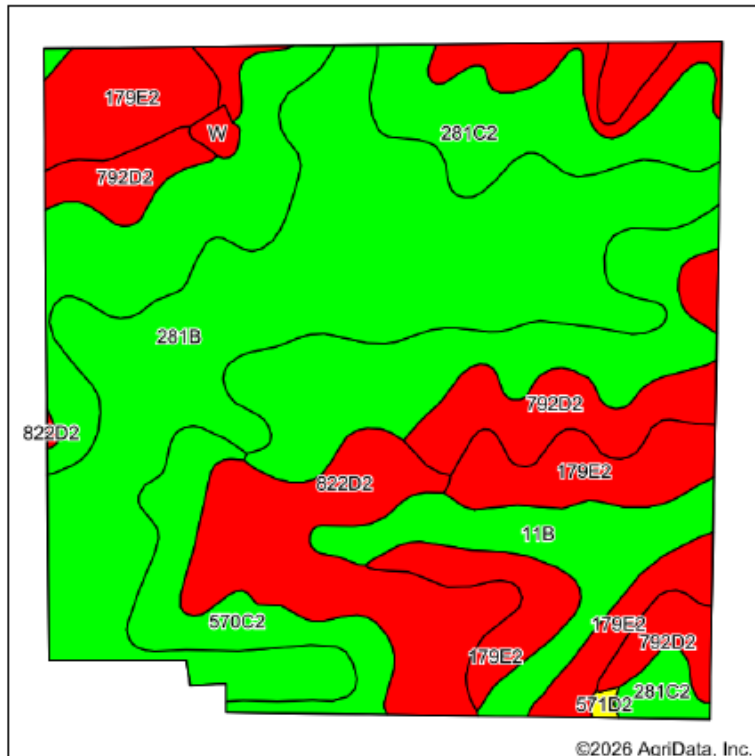
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4/10/2026

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



Parcel #2 | Soils Map



State: Iowa
 County: Poweshiek
 Location: 8-78N-13W
 Township: Deep River
 Acres: 151.21
 Date: 4/10/2026



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	
281B	Otley silty clay loam, 2 to 5 percent slopes	44.89	29.5%	 	Ile	91	91	
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	38.20	25.3%	 	IIle	82	71	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	19.51	12.9%	 	VIe	26	33	
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	16.23	10.7%	 	IVe	7	10	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	14.52	9.6%	 	IVe	10	15	
11B	Colo-Ely complex, 0 to 5 percent slopes	9.40	6.2%	 	IIw	86	68	
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	7.86	5.2%	 	IIIe	72	68	
W	Water	0.57	0.4%	 		0	0	
571D2	Hedrick silty clay loam, 9 to 14 percent slopes, moderately eroded	0.23	0.2%	 	IIIe	56	53	
Weighted Average						*.	61.9	59.4

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

*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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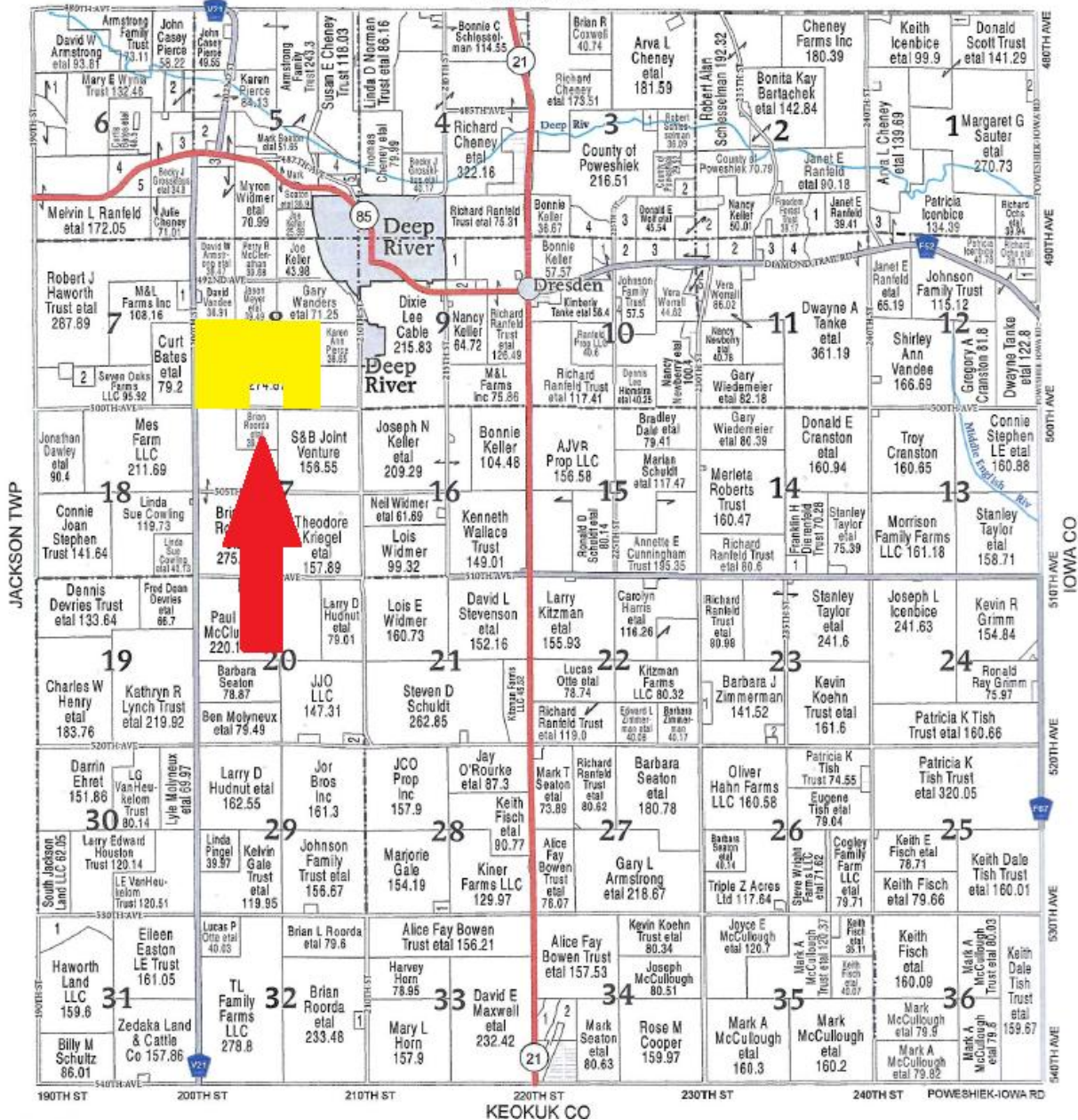
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Plat Map

T-78-N DEEP RIVER PLAT R-13-W

(Landowners)
LINCOLN TWP





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 June 25, 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 May 14, 2026, and will end at 11 a.m. on May 21, 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.