

IOWA LAND SALES & FARM MANAGEMENT

experts in our fields.

IOWA COUNTY Life Estate Auction

AUCTION DETAILS

Monday, June 22, 2026 @ 10 a.m.

Victor American Legion

601 3rd Street

Victor, IA 52347

77
acres m/1

1 PARCEL



Matt Mann
641-990-4016

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Description

The purpose of this auction is to sell the Life Estate of Kathryn Brown. This sale will only include the Life Estate interest, providing the buyer the use and income from the Life Estate property during the life of Kathryn Brown, who is 91 years old. This sale is not an outright transfer of ownership of the real estate. The property consists of 77 acres m/1 of quality Iowa County land with a 77.7 CSR2.



Property Information | Parcel 1 | 191 acres m/1

Legal Description

Iowa County – 77 acres m/1 in the West ½ Southwest ¼ in Section 25, Township 80 North, Range 12 West of the 5th P.M., Iowa County, Iowa. (Final Legal Description will be determined from Abstract).

Estimated Net Taxes

Taxes Payable 2025-2026: \$3,014.00
Net Taxable Acres: 77.0

Possession

The Life Estate property has a farm lease in place for the 2026 crop year, with 100 cropland acres leased for \$100 per acre. Half of the rent is due March 1st and the balance on September 1st. The 2nd half rent payment will be paid to the buyer of the Life Estate. Terminating the existing lease will be the responsibility of the buyer of the Life Estate.

Corn Suitability Rating

CSR2: 77.7 on the Entire Farm per AgriData.

FSA Data

Farm Number: 5938

Tract Number: 5054

Cropland Acres: 60.1

Corn Base Acres: 60.1

Corn PLC Yield: 147 bu./acre

The 60.1 acres of cropland is classified as HEL.

2025 Farm Program Election: Corn is enrolled under the ARC County farm program.

Insurance

The buyer of the Life Estate property will be required to carry liability insurance on the subject property and will need to provide proof of insurance at the time of closing.





Aerial | 77 acres m/1



Boundary Center: 41° 42' 24.26, -92° 11' 59.12

0ft 423ft 845ft

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Maps Provided By
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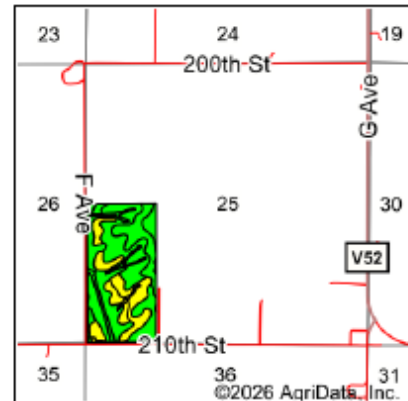
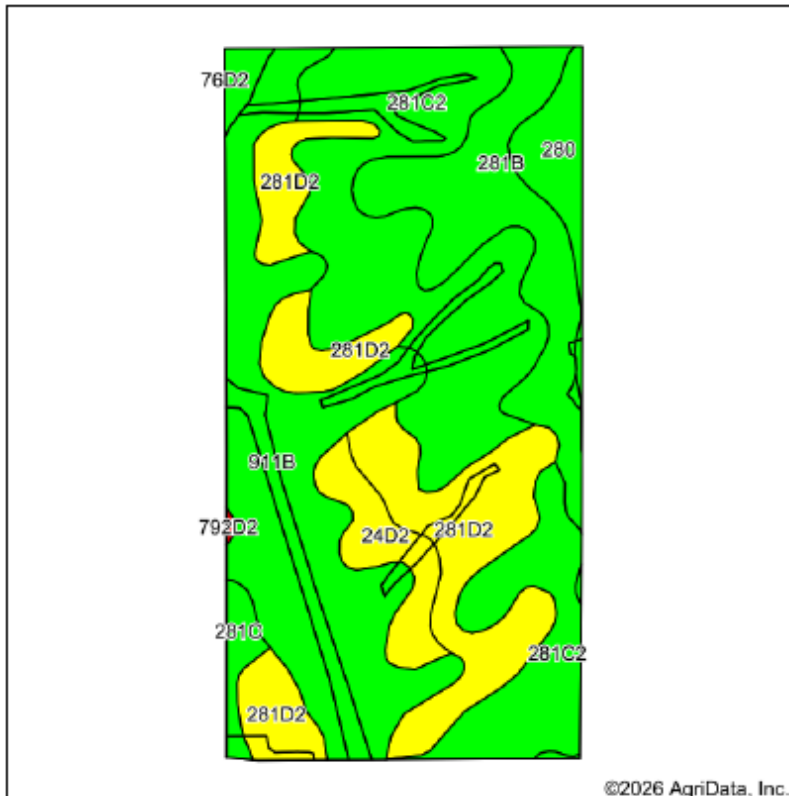
25-80N-12W
 Iowa County
 Iowa

5/13/2026

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



Soils Map | 77 acres m/1



State: Iowa
 County: Iowa
 Location: 25-80N-12W
 Township: Hartford
 Acres: 77.35
 Date: 5/13/2026

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Soils data provided by USDA and NRCS.

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Area Symbol: IA095, Soil Area Version: 35

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	24.56	31.8%	Green	IIIe	82	70	
911B	Colo-Ely complex, 0 to 5 percent slopes	19.99	25.8%	Green	IIlw	86	68	
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	15.60	20.2%	Yellow	IIIe	54	60	
281B	Otley silty clay loam, 2 to 5 percent slopes	9.86	12.7%	Green	IIe	91	90	
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	3.34	4.3%	Yellow	IIIe	53	48	
280	Mahaska silty clay loam, 0 to 2 percent slopes	2.75	3.6%	Green	Iw	94	95	
281C	Otley silty clay loam, 5 to 9 percent slopes	1.19	1.5%	Green	IIIe	85	75	
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.06	0.1%	Red	IVe	15	13	
Weighted Average						2.54	77.7	70

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

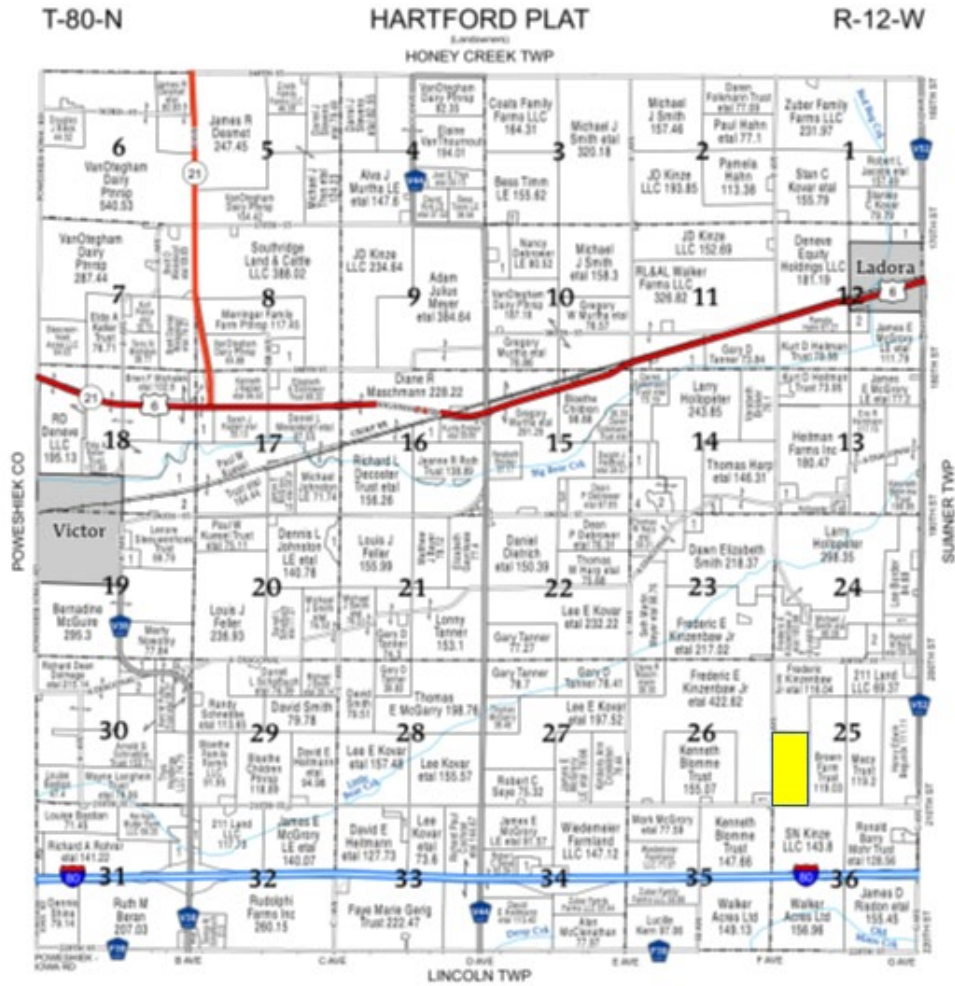
*c: Using Capabilities Class Dominant Condition Aggregation Method



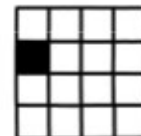
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Plat Map – Hartford Township



HARTFORD TOWNSHIP		
SECTION 3	SECTION 16	SECTION 29
1 WATSON, DARRA 503	1 BRONK, RICHARD 9.49	1 RISE, ADRIAN LLC 6.6
SECTION 4	2 BRONK, RICHARD 9.49	2 SCHLESINGER, DANA 8.87
1 COLE TRUST, ROBERTA 31.23	1 MOHRL, BRENDA 25.78	1 HANDELMAN, CRAIG 6.1
SECTION 5	SECTION 17	2 RILAND, LOU 6.63
1 BERKOWITZ, SARAH 33.19	SECTION 18	SECTION 30
SECTION 6	1 KESSEL TRUST, PAUL 9.78	1 COLE, ROBERTA 6.63
1 BERKOWITZ, SARAH 33.19	2 MOHRL, BRENDA 25.78	SECTION 31
SECTION 7	SECTION 19	1 COLE, ROBERTA 6.63
1 POLANSKY TRUST, DAWN 28.02	1 CITY OF VICTOR & FARMER 0.52	SECTION 32
SECTION 8	SECTION 20	1 COLE, ROBERTA 6.63
1 KESSEL TRUST, PAUL 9.78	1 FERRER, ALAN 10.30	SECTION 33
2 BERKOWITZ, SARAH 33.19	SECTION 21	1 MOHRL, BRENDA 25.78
SECTION 9	1 KESSEL TRUST, PAUL 9.78	SECTION 34
1 COLE TRUST, ROBERTA 31.23	SECTION 22	1 COLE, ROBERTA 6.63
SECTION 10	1 KESSEL TRUST, PAUL 9.78	SECTION 35
1 BERKOWITZ, SARAH 33.19	SECTION 23	1 MOHRL, BRENDA 25.78
SECTION 11	1 KESSEL TRUST, PAUL 9.78	SECTION 36
1 POLANSKY TRUST, DAWN 28.02	1 KESSEL TRUST, PAUL 9.78	
SECTION 12	SECTION 24	
1 KESSEL TRUST, PAUL 9.78	1 BERKOWITZ, SARAH 33.19	
2 BERKOWITZ, SARAH 33.19	2 ANGELES, WARREN 16.87	
SECTION 13	SECTION 25	
1 COLE TRUST, ROBERTA 31.23	1 BERKOWITZ, SARAH 33.19	
SECTION 14	SECTION 26	
1 KESSEL TRUST, PAUL 9.78	1 BERKOWITZ, SARAH 33.19	
2 POLANSKY TRUST, DAWN 28.02	SECTION 27	
SECTION 15	SECTION 28	
1 WATSON, DARRA 503	1 BERKOWITZ, SARAH 33.19	
2 COLE TRUST, ROBERTA 31.23	SECTION 29	
3 BERKOWITZ, SARAH 33.19	1 BERKOWITZ, SARAH 33.19	
	2 SCHLESINGER, DANA 8.87	





Sale Terms & Announcements

Method: The Life Estate of Kathryn Brown will be sold as a lump-sum amount. Bidding increments will be at the discretion of the auctioneer.

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 check. High bidder will enter 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 July 24, 2026. Balance of purchase price of The Life Estate of Kathryn Brown will be payable in guaranteed check 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: The Life Estate of Kathryn Brown is being 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 submitted 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.*