

# IOWA LAND SALES & FARM MANAGEMENT

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## POWESHIEK COUNTY

### Online Only Land Auction

#### DETAILS

Online Bidding:

Opens: Tuesday, July 28<sup>th</sup>, 2026, @ 10 a.m.

Closes: Tuesday, August 4<sup>th</sup>, 2026, @ 11 a.m.

**48**  
acres m/l  
w/ House & Shop

Open Houses

Tuesday, July 7<sup>th</sup>, 4 pm to 6 pm

Saturday, July 11<sup>th</sup>, 10 am to 12 pm



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## 48 acres m/1, Section 26, Jackson Township

### Description

Exceptional opportunity to own 48 acres featuring a beautifully renovated 4,345-square-foot vintage farmhouse and a finished 40' x 60' shop, nestled in a private rural setting just 3.5 miles south of Montezuma on Highway 63 in Poweshiek County. The property includes 12.8 acres of income-producing land currently enrolled in the CRP, while the remaining acreage consists of mature timber and a fully stocked 1-acre pond, creating outstanding opportunities for hunting, recreation, and outdoor enjoyment. With its blend of natural beauty, privacy, and thoughtfully updated improvements, this property offers a true countryside retreat. If you are looking for a peaceful lifestyle without sacrificing modern comforts, this remarkable property deserves a closer look.



## Property Information | 48 acres m/1

### ***Legal Description***

*Poweshiek County* – 48 acres m/1 located in the East ½ of Lot 2 in the South ½ of the Southwest ¼ & the West ½ of Lot 2 in the South ½ of the Southwest ¼ in Section 26, Township 78 North, Range 15 West of the 5<sup>th</sup> P.M., Poweshiek County, Iowa.

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

CSR2: 39.6 on CRP per AgriData.

### ***FSA Data***

Farm Number: 6762 & 5711

Tract Number: 11394 & 10533

Cropland Acres: 13.87

### ***Forest Reserve Program***

21.05 acres of Timber are enrolled in the Forest Reserve Program.

### ***Conservation Reserve Program***

Farm Number: 5711

Tract Number: 10533

Contract Number: 11715

Rental Rate per acre: \$229.97

Total Acres Enrolled: 12.80

Total Payment: \$2,944.00

Expiration: September 30, 2033

2026 CRP Payment will all be to the Seller.

### ***Conservation Reserve Program Fields***

Field Number 32: 5.55 acres

Field Number 33: 1.28 acres

Field Number 34: 5.53 acres

Field Number 35: 0.44 acres

See FSA Map enclosed showing location of the CRP Fields.



## Property Information | 48 acres m/1

Dwelling – 5284 Highway 63, Montezuma, Iowa 50171

- 2-story home built in 1987 with an attached 2-car garage. In 2024, the entire home was renovated, with a new kitchen, bathrooms, flooring, windows, siding, roof, and HVAC. There is 2,897 square feet of living area on the main and 2<sup>nd</sup> levels, and 1,448 square feet of living area in the basement. The main level offers a fully renovated kitchen, dining and living room, office, spiral staircase, mudroom with laundry, and a ½ bath. The 2<sup>nd</sup> level has 1 master bedroom with full bath and walk-in closet, 3 bedrooms, 1 full bathroom, and laundry. The basement provides 1 conforming bedroom, 1 bath, living room, game room with full bar and a wine cellar. This home was renovated as a vintage farmhouse with nothing to spare, Amish custom cabinets, trim and hardwood, an oversized kitchen with picturesque views of the pond and timber, landscaping and firepit area, and several more amenities that can be seen in the gallery of photographs on the website. Full Seller Disclosure of Property Conditions and accompanying documents regarding the dwelling are available on the website.

Outbuilding

- A 40' x 60' fully insulated shop built in 2013. See full pictures of the shop in the gallery of photographs on the website.

Septic System

- The septic tank has been updated in recent years and it will be the responsibility of the seller to have the septic system brought up to code, if necessary, following an inspection by the Poweshiek County Sanitarian.

Water

- The water for the house is supplied by a Poweshiek Water Association.

Electric

- The electricity for the house and outbuilding is provided by Mid-American Energy.

LP

- The LP tank for the house and shop is leased through Criswell Propane.

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

Taxes Payable 2025-2026: \$4,676.00

Net Taxable Acres: 26.39

### ***Possession***

Possession of the property will be given at closing.

### ***Open Houses***

July 7<sup>th</sup>, 2026, from 4:00-6:00 p.m.

July 11<sup>th</sup>, 2026, from 10:00 a.m.-12:00 p.m.



## Aerial



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

Boundary Center: 41° 31' 34.14, -92° 33' 38.13

**26-78N-15W**  
**Poweshiek County**  
**Iowa**

0ft 543ft 1088ft



6/8/2026



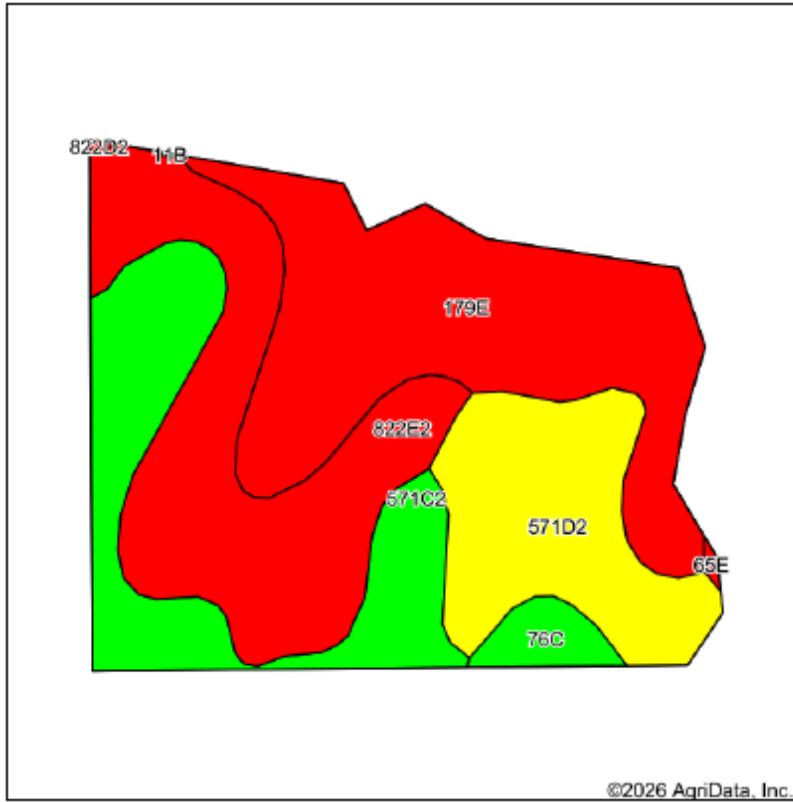
# IOWA

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## CRP Soils Map



State: Iowa  
 County: Poweshiek  
 Location: 26-78N-15W  
 Township: Jackson  
 Acres: 15.28  
 Date: 6/8/2026

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Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2025 www.AgriDataInc.com



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	
179E	Gara loam, 14 to 18 percent slopes	5.02	32.9%		Vle	29	35	
822E2	Lamoni silty clay loam, 14 to 18 percent slopes, moderately eroded	4.27	27.9%		Vle	13	5	
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately eroded	2.85	18.7%		Ille	77	63	
571D2	Hedrick silty clay loam, 9 to 14 percent slopes, moderately eroded	2.74	17.9%		Ille	56	53	
76C	Ladoga silt loam, 5 to 9 percent slopes	0.40	2.6%		Ille	79	71	
<b>Weighted Average</b>						<b>4.82</b>	<b>39.6</b>	<b>36</b>



## FSA Aerial



United States  
Department of  
Agriculture

Poweshiek County, Iowa



- Legend**
- Non-Cropland
  - Cropland
  - CRP
  - Tract Boundary
  - Iowa PLSS
  - Iowa Roads

- Wetland Determination Identifiers**
- Restricted Use
  - ▲ Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

Tract Cropland Total: 13.87 acres

2026 Program Year

Map Created March 06, 2026

Farm 5711

Tract 10533

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.



## FSA Aerial



Poweshiek County, Iowa



- Legend**
- Non-Cropland
  - Cropland
  - CRP
  - Tract Boundary
  - Iowa PLS
  - Iowa Roads

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 0.00 acres

2026 Program Year

Map Created March 06, 2026

**Farm 6762**

**Tract 11394**

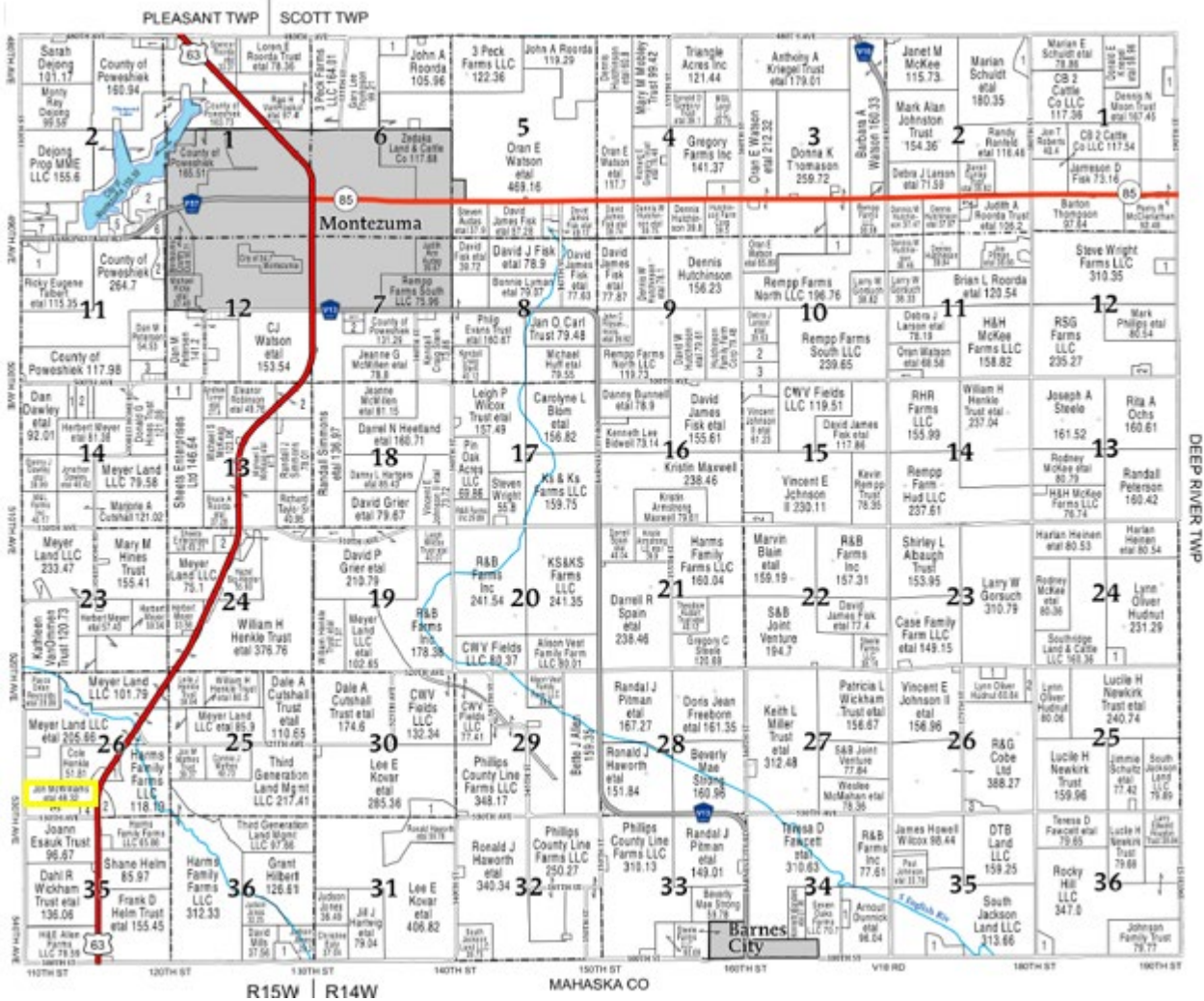
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## Plat Map | Jackson Township





### Location Map





## Online 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 4 minutes left, the time on the auction will extend another 4 minutes. This procedure will continue until no bids are placed within the last 4 minutes of the auction. Bidding increments will be based on a total sales price.

**Contract & Earnest Payment:** A 10% earnest money payment is required on the day the bidding closes. Earnest payment may be paid in the form of check or wire transfer. 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. The contract will be signed through email or electronic document signature. 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 **December 3, 2026**. Balance of purchase price payable in guaranteed check at closing. Possession will be granted to the buyer at closing.

**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 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.

### To register and bid online:

<https://bid.iowalandsales.com/auctions>

**Timed Online bidding will begin Tuesday, July 28<sup>th</sup>, 2026, at 10 am and will end at 11 am on Tuesday, August 4<sup>th</sup>, 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.