

IOWA LAND SALES & FARM MANAGEMENT

experts in our fields.

POWESHIEK COUNTY

Online Land Auction

AUCTION DETAILS

60
acres m/l

Online Bidding Available

Opens: July 23 @ 10 a.m.

Closes: July 30 @ 11 a.m.



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



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



60 acres m/1, Section 17, Jackson Township, Poweshiek County

Description

60 acres m/1 of quality Poweshiek County land located in Section 17 Jackson Township. The farm has been well-maintained with 42.98 acres currently enrolled in CRP carrying a 70 CSR2 rating on the tillable/CRP acres. Hunting and fishing on 3 different ponds, along with a potential building site are also realized with the purchase of the farm.



Property Information | 60 acres m/1

Legal Description

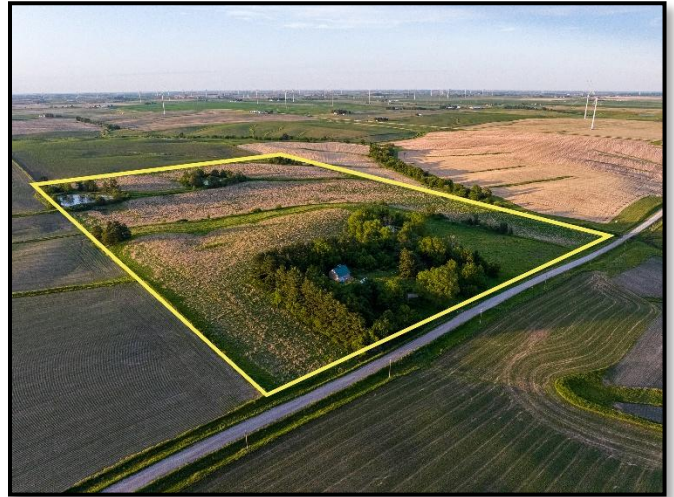
The SE1/4 of the SW1/4 & South 1/2 of the NE 1/4 SW 1/4 in Section 17, Township 78 North, Range 14 of the 5th P.M., Poweshiek County, Iowa.

Estimated Net Taxes

\$1,360/year

Possession

Closing date will be on or about 30 days upon acceptance of offer. Possession will be granted to the buyer at closing.



FSA Data

Farm Number: 5743

Tract Number: 10564

Cropland Acres: 43.51

Corn Base Acres: 0.53

Corn PLC Yield: 140 bu./acre

2026 Farm Program Election: Corn is enrolled under the ARC County farm program.

Conservation Reserve Program (CRP)

Contract Number: 11280

Acres Enrolled: 5.71

Rental Rate per Acre: \$266.03

Annual Payment: \$1,519.00

Expires: September 30, 2027

Field 5

Contract Number: 11652

Acres Enrolled: 37.27

Rental Rate per Acre: \$240.00

Annual Payment: \$8,945.00

Expires: September 30, 2031

Fields 1, 3, & 18

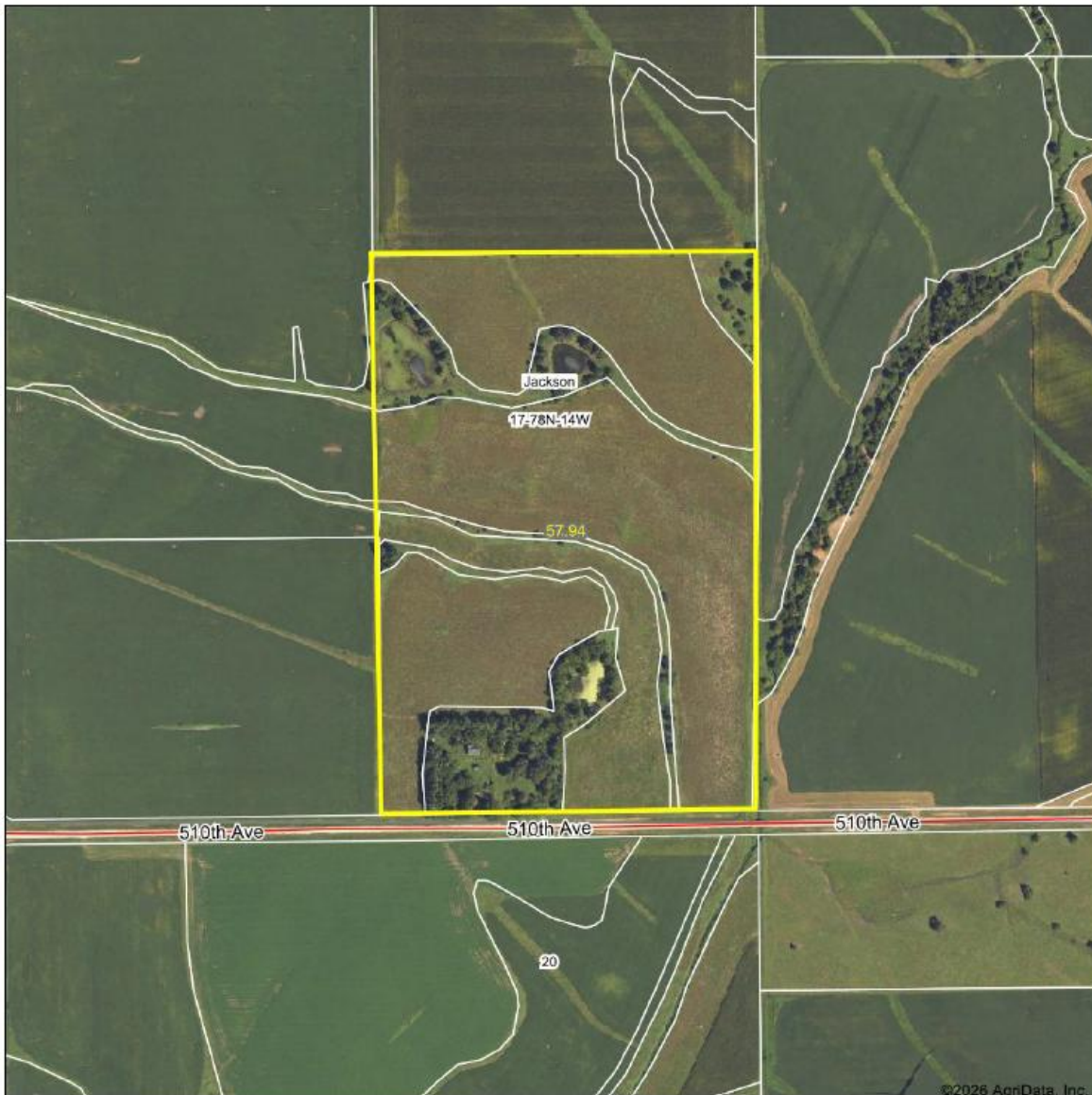
**The 2026 CRP Payments will be prorated to the date of closing.*

Corn Suitability Rating

CSR2: 66.7 on Entire Farm per AgriData



Aerial



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

Boundary Center: 41° 33' 19.47, -92° 30' 5.03

17-78N-14W
Poweshiek County
Iowa

0ft 537ft 1075ft



5/22/2026



EZ-157 Map



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

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

Tract Cropland Total: 43.51 acres

2026 Program Year
 Map Created March 06, 2026
Farm 5743
Tract 10564

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.



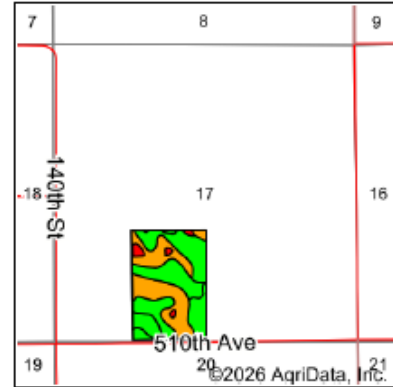
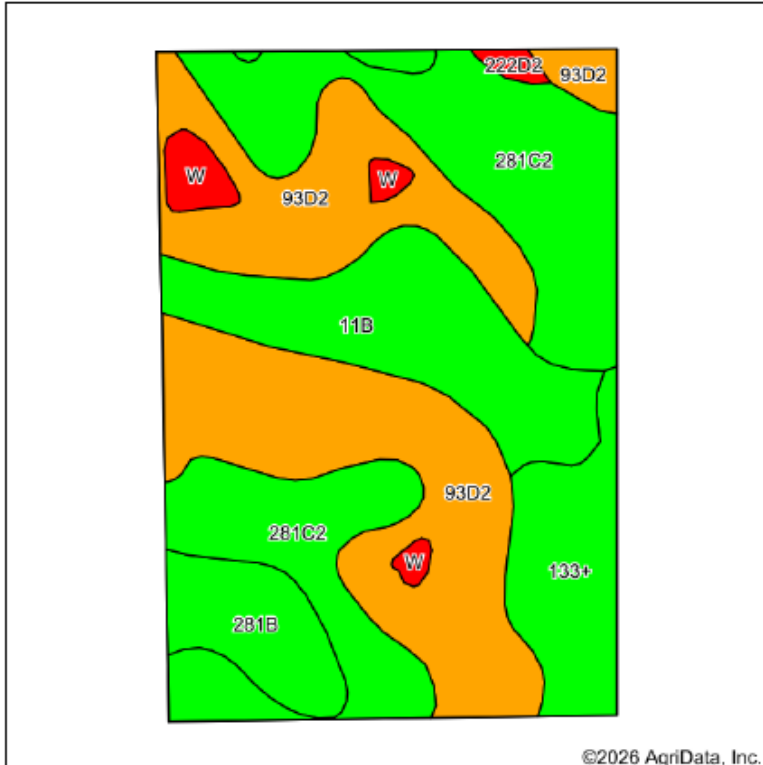
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Soils Map



State: Iowa
 County: Poweshiek
 Location: 17-78N-14W
 Township: Jackson
 Acres: 57.94
 Date: 5/22/2026

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Maps Provided By

 CUSTOMER-ORIENTED 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	
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	21.17	36.6%		IIIe	44	25	
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	17.57	30.3%		IIIe	82	71	
11B	Colo-Ely complex, 0 to 5 percent slopes	8.54	14.7%		IIw	86	68	
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	5.10	8.8%		IIw	78	85	
281B	Otley silty clay loam, 2 to 5 percent slopes	3.91	6.7%		Ile	91	91	
W	Water	1.33	2.3%			0	0	
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	0.32	0.6%		IVe	21	10	
Weighted Average						*-	66.7	54.4

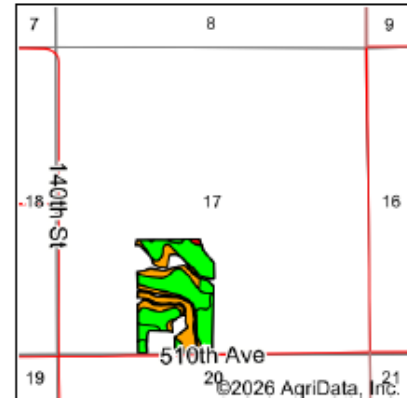
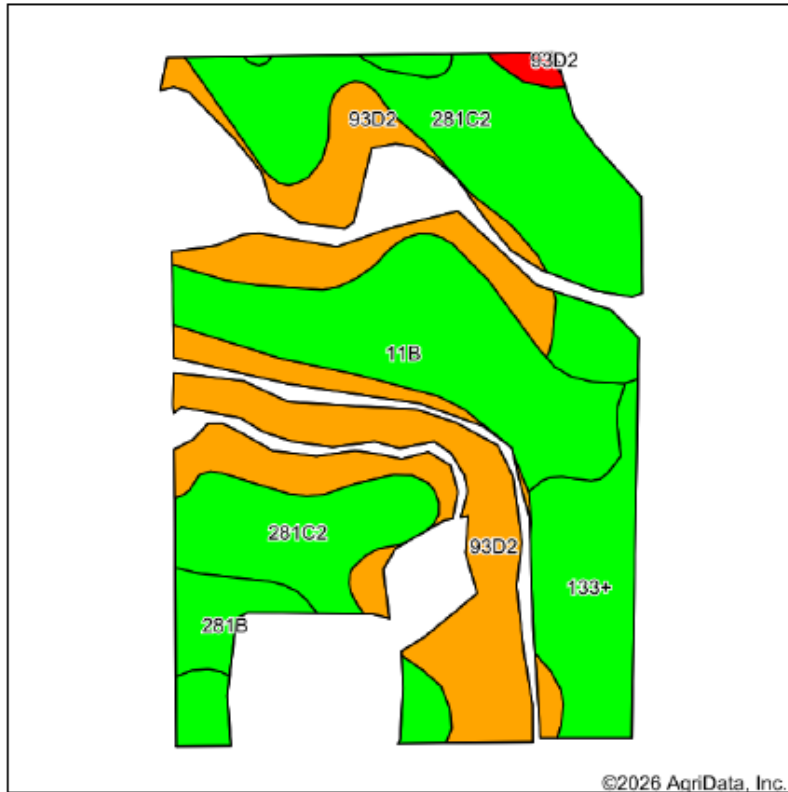
**IA has updated the CSR values for each county to CSR2.

*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.



Tillable Soils Map



State: Iowa
 County: Poweshiek
 Location: 17-78N-14W
 Township: Jackson
 Acres: 44.63
 Date: 5/22/2026

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Maps Provided By

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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	
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	14.99	33.6%		IIIe	82	71	
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	14.39	32.2%		IIIe	44	25	
11B	Colo-Ely complex, 0 to 5 percent slopes	8.49	19.0%		IIw	86	68	
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	4.74	10.6%		IIw	78	85	
281B	Otley silty clay loam, 2 to 5 percent slopes	1.72	3.9%		IIe	91	91	
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	0.30	0.7%		IVe	21	10	
Weighted Average						2.67	70	57.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



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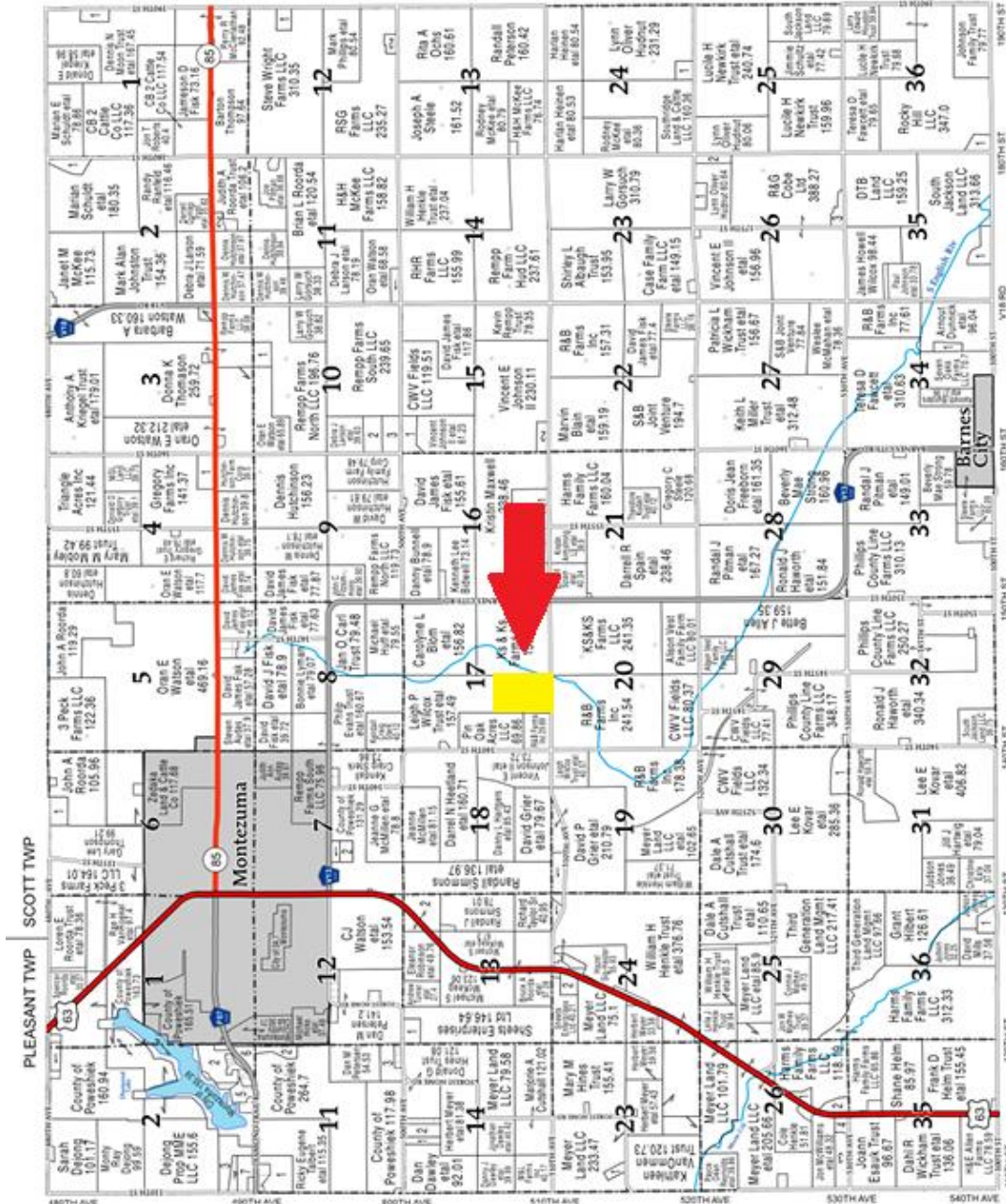
Plat Map

T-78-N

JACKSON PLAT

R-14-15-W

DEEP RIVER 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 30 days upon acceptance of offer. 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 July 23 2026, and will end at 11 a.m. on July 30, 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.