

IOWA
LAND SALES
& FARM MANAGEMENT
experts in our fields.

POWESHIEK COUNTY
Simulcast Land Auction

AUCTION DETAILS

In-Person Auction

Thursday, November 5 @ 10 a.m.

Michael J. Manatt Center

105 Jackson Street

Brooklyn, Iowa 52211

115.6
acres m/l

Online Bidding Available

Opens: October 29 @ 10 a.m.

Closes: November 5 @ 11 a.m.



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



Blake Kuesel
319-430-0447
Blake@IowaLandSales.com



115.6 acres m/1 – Section 3 of Lincoln Township in Poweshiek County

Description

A rare opportunity to acquire 115.6 acres m/1 of premium Poweshiek County land with a residence and outbuildings in a desirable rural location north of Guernsey. Offered as a single tract, this well-cared-for family farm combines productive farmland with attractive country living. Cropland possession will be available for the 2027 farming season. Properties of this quality and size seldom come to market in this highly sought-after area.





Property Information | 115.6 acres m/l

Legal Description

Poweshiek County – 115.6 acres m/l in the W ½ SE ¼ & the land lying West of the Railroad in the E ½ SE ¼ of Section 3, Township 79 North, Range 13 West of the 5th P.M., Poweshiek County, Iowa.

Corn Suitability Rating

CSR2: 59.5 on Entire Farm per AgriData.

CSR2: 58.5 on Cropland per AgriData.

FSA Data

Farm Number: 702

Tract Number: 1099

Cropland Acres: 103.88

Corn Base Acres: 61.80

Corn PLC Yield: 122 bu./acre

Soybean Base Acres: 25.78

Soybean PLC Yield: 39 bu./acre

Oats Base Acres: 14.21

Oats PLC Yield: 64 bu./acre

2026 Farm Program Election: Corn & Oats are enrolled under ARC-County and Soybeans are enrolled in the PLC-County farm program.

Estimated Net Taxes

Taxes Payable 2025-2026: \$4,162.00

Net Taxable Acres: 115.6

Possession

Possession of the property will be given at closing subject to the existing farm lease. The 2026 farm lease will be terminated, and the cropland will be available for the 2027 farming season.

Structures

2-story Dwelling built in 1910 with 1,792 square feet of living area.

24' x 38' Pole Shed built in 1967.

32' x 60' Utility Building built in 1973.

52' x 54' Barn built in 1900.

7,000-bushel Grain Bin built in 1991.



Structures-Continued

Dwelling-Full Seller Disclosure of Property Conditions and accompanying documents regarding the dwelling are available upon request. Contact Agent for a private showing of the dwelling.

Septic System-Property is being sold, “As is, where is” and it will be the responsibility of the buyer to have the septic system brought up to code, if necessary, following an inspection by the Poweshiek County Sanitarian.

Utilities

Water-The water for the dwelling is supplied by Poweshiek Water Association. There is a deep well on the property that provides water for the outbuildings.

Electric-The electricity for the property is provided by TIP Rural Electric.

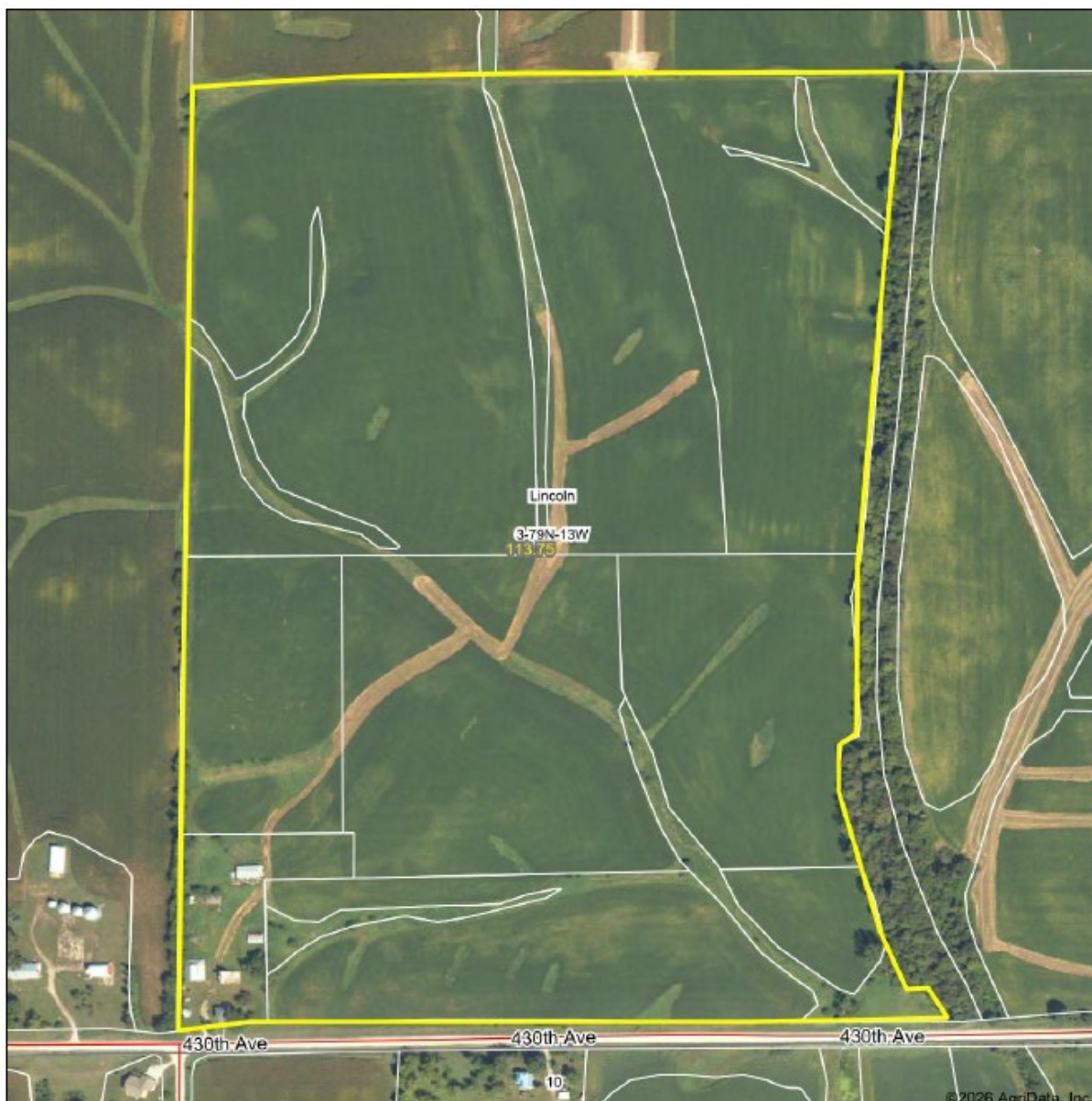
LP-1,000 gallon tank is leased through Hardon Brothers.

Directions

From Guernsey, travel north on Highway 21 for 1.5 miles and turn right onto 430th Avenue. Continue east a ½ mile and the subject property will be on the north side of the gravel road. Look for the Iowa Land Sales & Farm Management for sale signs.



Aerial



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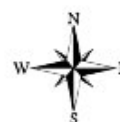
Maps Provided By
 **surety**
CUSTOMER-ORIENTED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 41° 40' 40.37, -92° 20' 40.74

3-79N-13W
Poweshiek County
Iowa

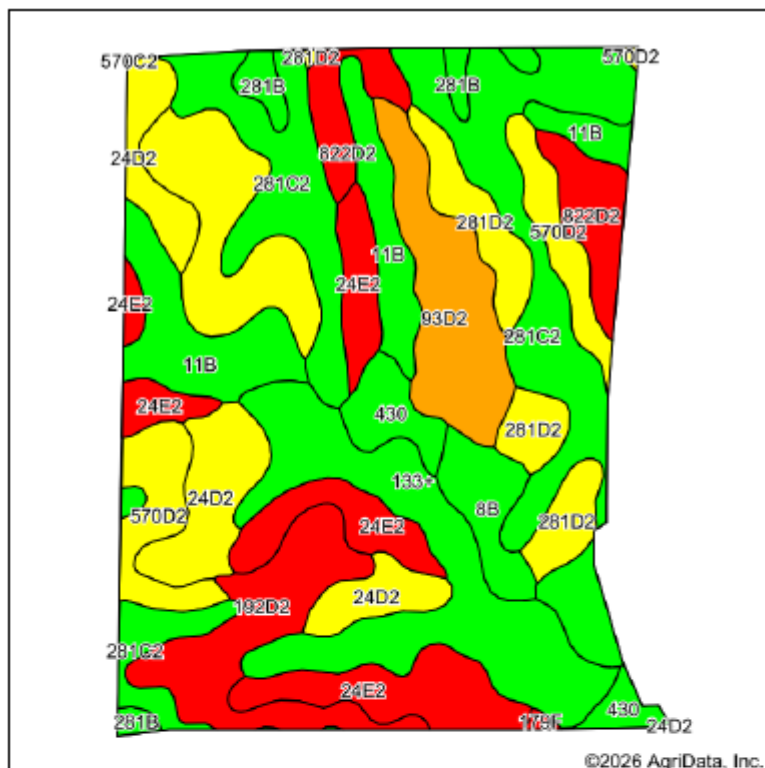
0ft 432ft 863ft



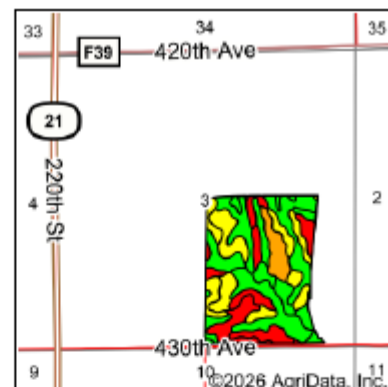
7/20/2026



Soils Map – Entire Farm



Soils data provided by USDA and NRCS.



State: Iowa
 County: Poweshiek
 Location: 3-79N-13W
 Township: Lincoln
 Acres: 113.75
 Date: 7/20/2026

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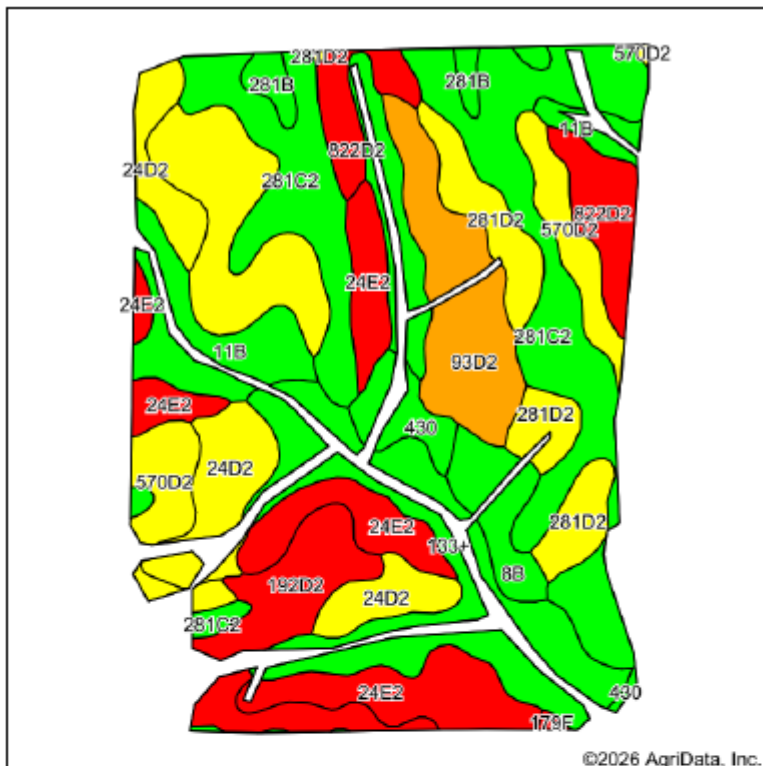


Area Symbol: IA157, Soil Area Version: 29

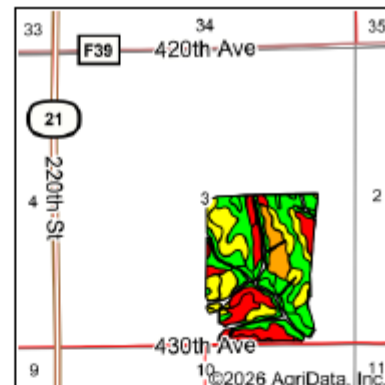
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	CSR2**	CSR
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	22.70	20.0%		IIIe	82	71
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	13.39	11.8%		IIW	78	85
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	13.20	11.6%		IIIe	52	58
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	11.40	10.0%		IVe	36	38
11B	Colo-Ely complex, 0 to 5 percent slopes	9.74	8.6%		IIW	86	68
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	8.84	7.8%		IIIe	51	49
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	7.52	6.6%		IVe	16	15
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	7.40	6.5%		IIIe	44	25
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	6.18	5.4%		IIIe	54	61
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	5.28	4.6%		IVe	10	15
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	3.10	2.7%		IIW	70	83
8B	Judson silty clay loam, 2 to 5 percent slopes	2.95	2.6%		Ile	84	90
281B	Otley silty clay loam, 2 to 5 percent slopes	1.89	1.7%		Ile	91	91
179F	Gara loam, 18 to 25 percent slopes	0.16	0.1%		VIe	20	15
Weighted Average						2.94	59.5
						59.5	57.1



Soils Map – Cropland



Soils data provided by USDA and NRCS.



State: Iowa
 County: Poweshiek
 Location: 3-79N-13W
 Township: Lincoln
 Acres: 100.98
 Date: 7/20/2026

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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	20.38	20.3%		IIIe	82	71
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	12.56	12.4%		IIIe	52	58
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	11.13	11.0%		IVe	36	38
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	10.29	10.2%		IIw	78	85
11B	Colo-Ely complex, 0 to 5 percent slopes	7.90	7.8%		IIw	86	68
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	7.90	7.8%		IIIe	51	49
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	7.23	7.2%		IIIe	44	25
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	6.08	6.0%		IVe	16	15
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	6.08	6.0%		IIIe	54	61
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	5.15	5.1%		IVe	10	15
8B	Judson silty clay loam, 2 to 5 percent slopes	2.80	2.8%		IIe	84	90
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	1.90	1.9%		IIw	70	83
281B	Otley silty clay loam, 2 to 5 percent slopes	1.45	1.4%		IIe	91	91
179F	Gara loam, 18 to 25 percent slopes	0.13	0.1%		VIe	20	15
Weighted Average						2.98	58.5
						58.5	56.1

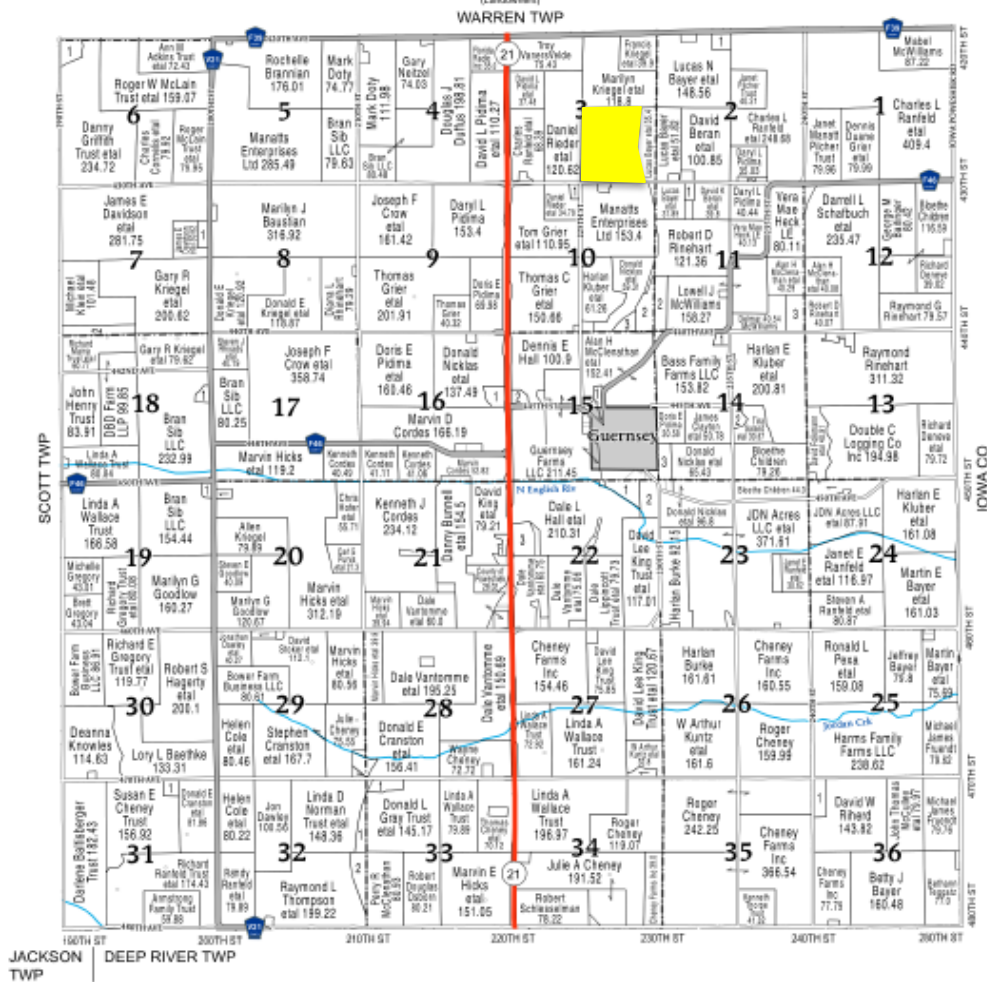


Plat Map | Lincoln Township

T-79-N

LINCOLN PLAT

R-13-W



LINCOLN TOWNSHIP

SECTION 2

1. NORTHERN BORDER PIPELINE CO. 0.81

2. QUINN, LINSEY 5.95

SECTION 6

1. BUCKENSTEIN, MITCHELL ET AL. 14.75

SECTION 7

1. SALAND, CORY ET AL. 8.53

2. NABA TRUST, RICHARD C ET AL. 26.3

SECTION 10

1. CHITTICK, CORIE ET AL. 5.8

2. QUINN, LINSEY T. 20.51

3. STERN, DANA M MATHEWS 8.32

SECTION 11

1. REPER, ERIC J. 5.62

2. QUINN, LINSEY T. 20.95

3. RINGARD, ROBERT D. 20.81

SECTION 13

1. BINEHART, RAYMOND M ET AL. 18.16

SECTION 14

1. SLAYMAKER, ANDREW T. 6.17

2. WALLEN, ADAM ROBERT ET AL. 1.98

3. STEFFEN, ROGER ET AL. 14.34

SECTION 15

1. HARTLAND CO-OP 18.22

2. HALL, DALE L ET AL. 6.83

SECTION 16

1. CLINE, DAWN 18.59

SECTION 18

1. CARTER, LYNN M. 6.77

SECTION 19

1. SAMRA, ELIZABETH ET AL. 5.78

SECTION 20

1. MASCHAMM, MATTHEW 5.01

SECTION 21

1. BRALL, DONALD 5.22

SECTION 22

1. GURNEY, FARM LLC 17.48

2. MICHAEL, DONALD 26.64

3. CORDES, KENNETH 26.31

SECTION 24

1. HANSEN, DONALD L ET AL. 33.61

SECTION 27

1. KNEEEL, ROGER ET AL. 7.8

SECTION 29

1. STORER, DAVID ET AL. 6.53

SECTION 31

1. POPE, MICHAEL ET AL. 10.1

SECTION 32

1. GRAY TRUST, DONALD L ET AL. 12.33

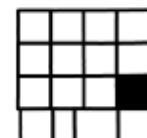
2. MCCLEATHY, PERRY R. 15.79

SECTION 33

1. WROMER, ANDREW W. 12.37

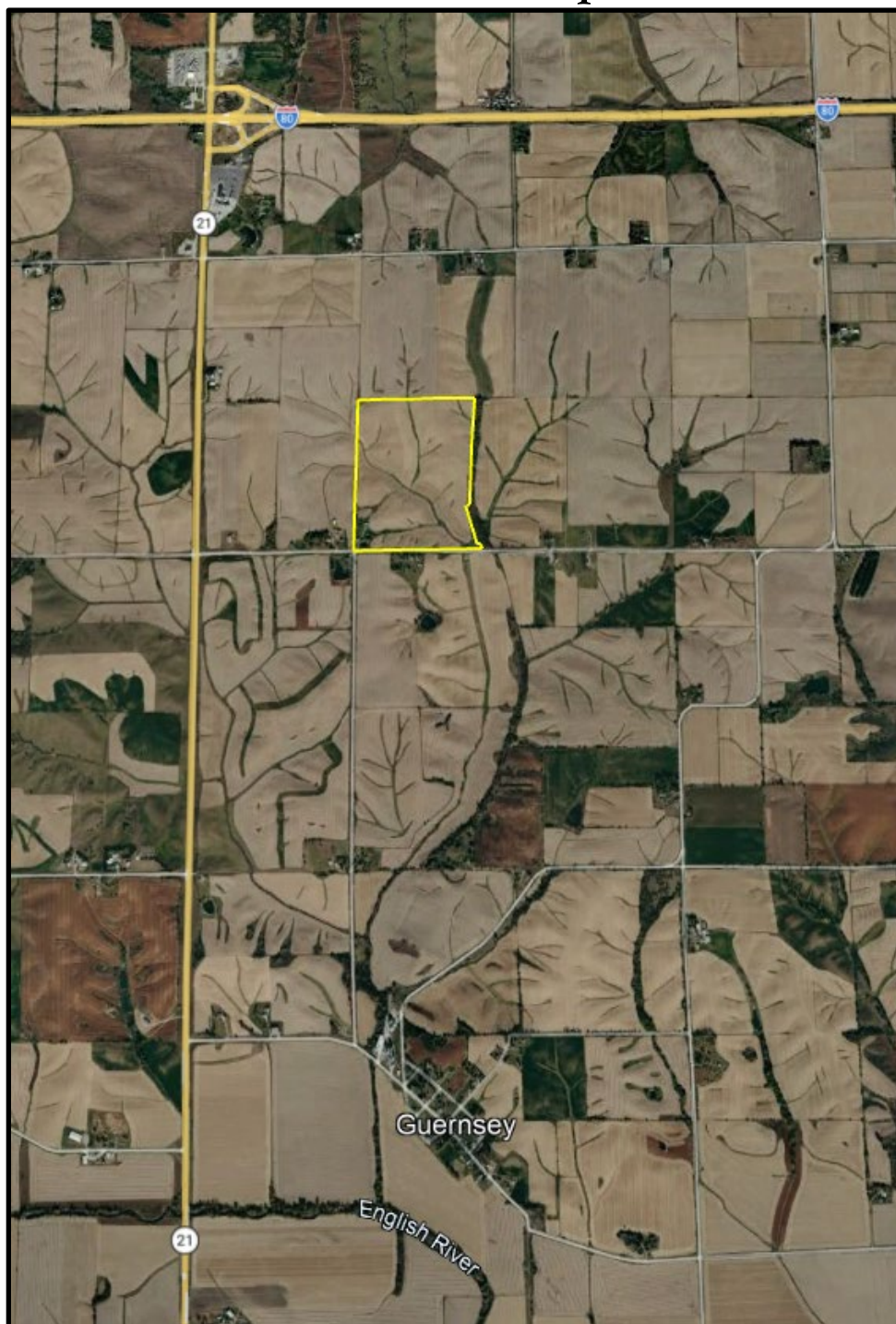
SECTION 36

1. HOLLOPETER, ALLEN ET AL. 15.86





Location Map





Auction Terms & Announcements

Method: This property will be offered for sale as an individual tract. Iowa Land Sales and its representatives are acting as agents of the seller. Bidding increments solely at the discretion of the auctioneer. Seller reserves the right to reject any and all bids.

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 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. 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 31, 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 Thursday, October 29th, 2026, at 10 am and will end at the conclusion of the live auction on Thursday, November 5th, 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.