

IOWA LAND SALES & FARM MANAGEMENT

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MAHASKA COUNTY

Simulcast Land Auction

AUCTION DETAILS

In-Person Auction

Tuesday, October 6 @ 10 a.m.

American Legion

535 Broadway St, Barnes City, IA

240
acres m/l

Online Bidding Available

Opens: September 29 @ 10 a.m.

Closes: October 6 @ 11 a.m.



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240 acres m/1 – Section 4, 5 & 9 of Pleasant Grove Township in Mahaska County

Description

Offered as a single tract, this 240-acre m/1 farm is an opportunity to purchase quality Mahaska County land. The cropland acres and pasture will be available for the 2027 crop year. Farms of this size, quality, and location seldom come to market in this highly desirable area.





Property Information | 226.23 acres m/1

Legal Description

Mahaska County—240 acres m/1 in the S $\frac{1}{2}$ SW $\frac{1}{4}$ in Section 4, the S $\frac{1}{2}$ SE in Section 5, & the N $\frac{1}{2}$ NW 1 in Section 9, all in Township 77 North, Range 14 West of the 5th P.M., Mahaska County, Iowa.

Corn Suitability Rating

CSR2: 44.7 on Entire Farm per AgriData.

CSR2: 54.4 on Cropland per AgriData.

FSA Data

Farm Number: 1474

Tract Number: 1751

Cropland Acres: 108.27

Corn Base Acres: 50.8

Corn PLC Yield: 130 bu./acre

Soybean Base Acres: 3.1

Soybean PLC Yield: 45 bu./acre

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

Estimated Net Taxes

Taxes Payable 2026-2027: \$5,056.00

Net Taxable Acres: 240.00

Possession

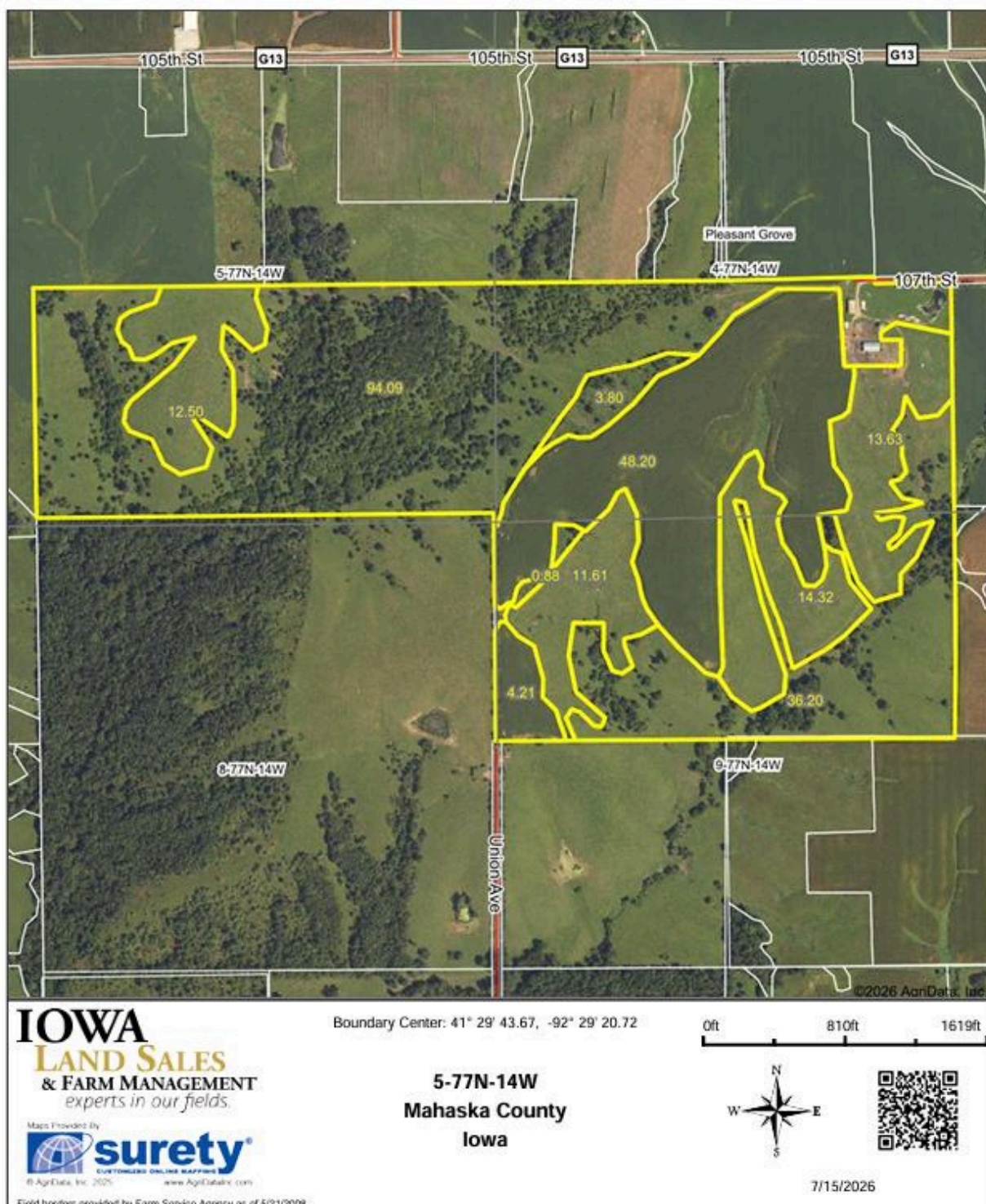
Possession of the property will be given at closing subject to the existing farm lease. The 2026 farm lease will be terminated, and the farm will be available for the 2027 farming season.

Directions

From Barnes City travel west on Spruce Street .3 miles, turn left on C Ave. for another .6 miles and turn right on 107th St. and the subject property will be at the end of the gravel road. Look for the Iowa Land Sales & Farm Management for sale signs.

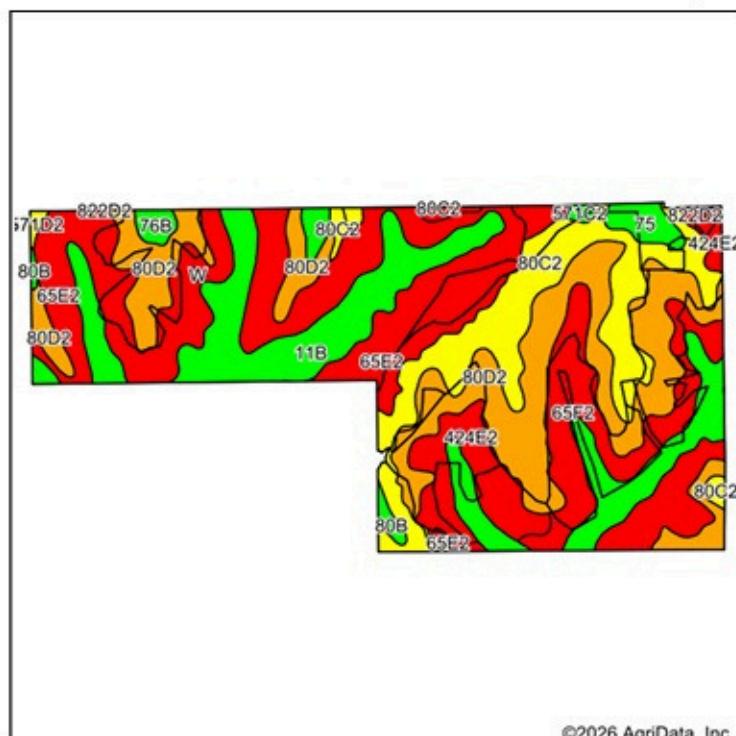


Aerial

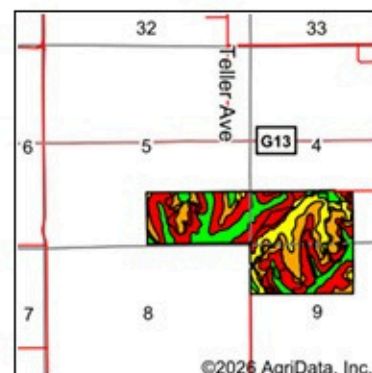




Soils Map –Whole Farm



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Mahaska**
 Location: **5-77N-14W**
 Township: **Pleasant Grove**
 Acres: **239.44**
 Date: **7/15/2026**

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Area Symbol: IA123, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	56.22	23.5%		Vle	20	30
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	52.38	21.9%		Ille	46	59
11B	Colo-Ely complex, 0 to 5 percent slopes	44.32	18.5%		Ilhw	86	68
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	33.02	13.8%		Ille	69	63
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	27.65	11.5%		Vle	5	8
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	13.39	5.6%		Vle	15	5
75	Givin silt loam, 1 to 3 percent slopes	3.17	1.3%		Ile	80	85
80B	Clinton silt loam, 2 to 5 percent slopes	2.80	1.2%		Ile	80	82
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	2.75	1.1%		IVe	10	18
76B	Ladoga silt loam, 2 to 5 percent slopes	1.64	0.7%		Ile	86	87
571D2	Hedrick silt loam, 9 to 14 percent slopes, moderately eroded	0.94	0.4%		Ille	51	52
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	0.61	0.3%		Ille	77	62
W	Water	0.55	0.2%			0	0
				Weighted Average		*-	44.7 45.7

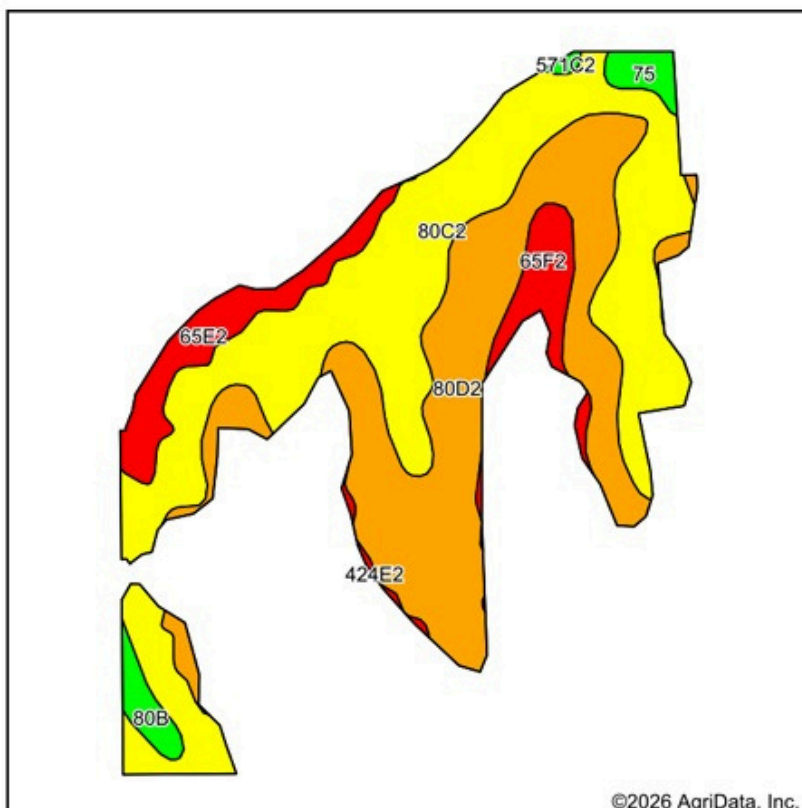
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

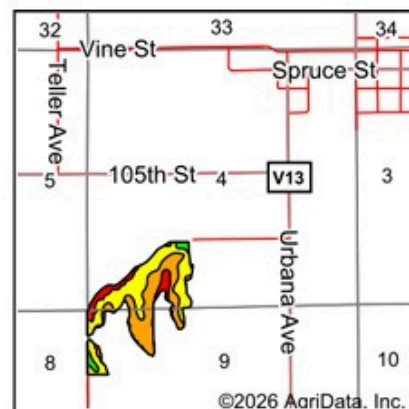
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.



Soils Map– Tillable



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Mahaska**
 Location: **4-77N-14W**
 Township: **Pleasant Grove**
 Acres: **52.41**
 Date: **7/15/2026**

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Maps Provided By:

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Area Symbol: IA123, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	24.55	46.8%		IIIe	69	63
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	19.84	37.9%		IIIe	46	59
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	3.49	6.7%		VIe	20	30
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	2.33	4.4%		VIIe	5	8
80B	Clinton silt loam, 2 to 5 percent slopes	0.99	1.9%		Ile	80	82
75	Givin silt loam, 1 to 3 percent slopes	0.86	1.6%		Ile	80	85
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	0.21	0.4%		VIe	15	5
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	0.14	0.3%		IIIe	77	62
Weighted Average						3.35	57.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



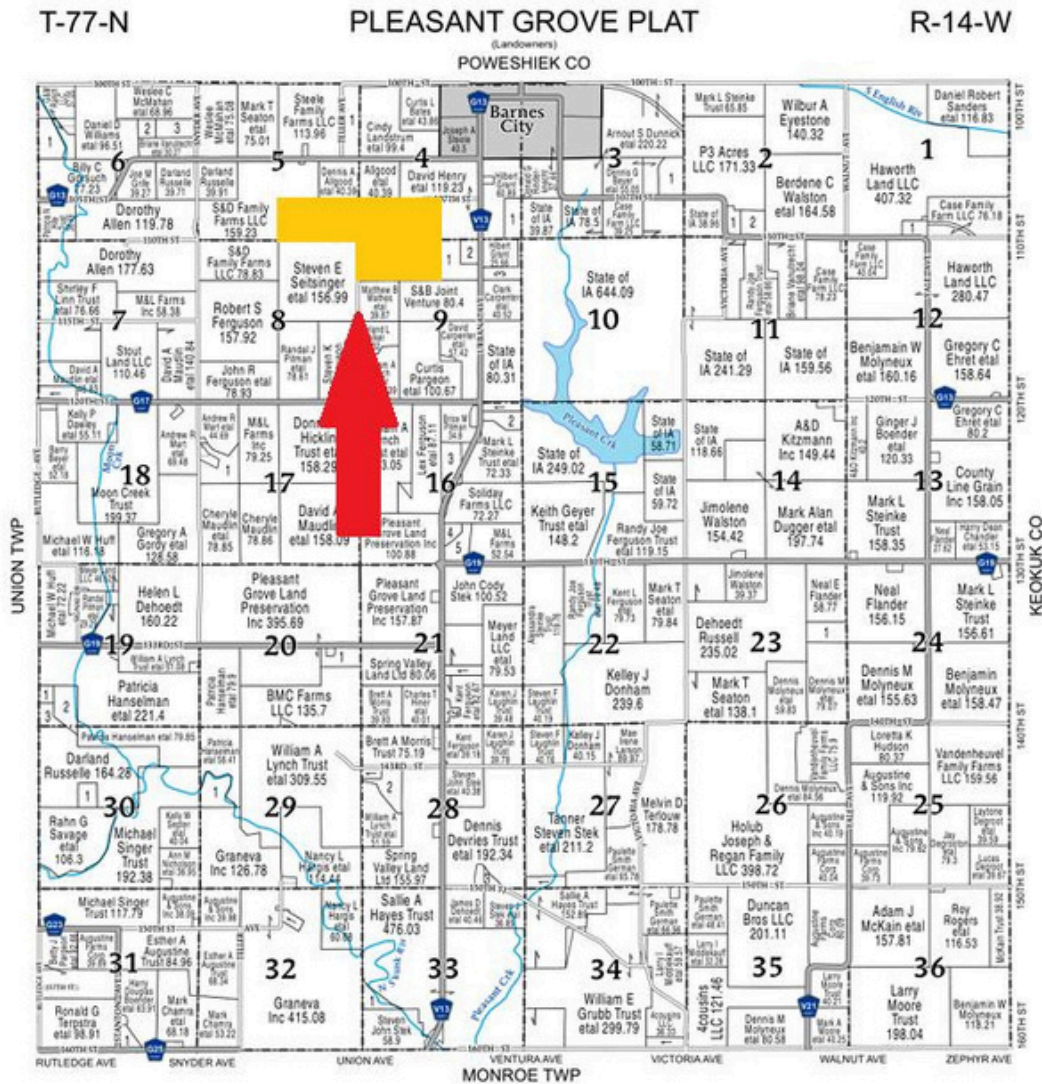
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Plat Map | Prairie Township





Online Auction Terms & Announcements

Method: This property will be offered for sale as an individual parcel. Iowa Land Sales and its representatives are acting as agents of the seller. Bidding increments solely at 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. 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 November 14, 2025. Balance of purchase price will be payable in 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 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, September 29th, 2026, at 10 am and will end at 11 am on Thursday, October 6th, 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.