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LAND SALES
& FARM MANAGEMENT
experts in our fields.

POWESHIEK COUNTY

Online Only Land Auction

AUCTION DETAILS

228.9
acres m/l

Online Bidding Opens: 11/5 @ 10 a.m.

Online Bidding Closes: 11/12 @ 11 a.m.

Wickham/Esauk Family Farm Auction

2 Parcels



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



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



Offered in 2 parcels

Parcel 1 – 134.6 acres m/l, Section 35, Jackson Township, Poweshiek County

Parcel 2 – 94.3 acres m/l – Section 35, Jackson Township, Poweshiek County

Description

228.9 acres m/l of high-quality Poweshiek County farmland will be offered for sale in two individual tracts. Both farms have been well maintained and will be available for the 2027 crop year. This offering presents a rare opportunity to acquire highly productive, predominantly tillable farmland in a strong and competitive agricultural area of Poweshiek County.



Property Information | Parcel 1 | 134.6 acres m/1

Legal Description

Poweshiek County – 134.6 acres m/1 in Parcel A of the South ½ Northwest ¼ & North ½ Southwest ¼, Northeast ¼ Southwest ¼ Except Parcel A, & Northwest ¼ Southwest ¼ except Parcel A, all in Section 35, Township 78 North, Range 15 West of the 5th P.M., Poweshiek County, Iowa. (Final legal description will be determined from the Abstract).

Estimated Net Taxes

Taxes Payable 2025-2026: \$3,494.00

Net Taxable Acres: 134.6



Possession

The 2026 farm lease has been terminated, and the cropland will be available for the 2027 crop year. Early Possession will be granted to the buyer upon the execution of the Purchase Agreement, the 10 percent earnest money is received, and proof of liability coverage is provided.

FSA Data

Farm Number: 6523

Tract Number: 10000

Cropland Acres: 130.33

Corn Base Acres: 103.40

Corn PLC Yield: 178 bu./acre

Soybean Base Acres: 19.90

Soybean PLC Yield: 47 bu./acre

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

**Information is estimated pending a reconstitution of farm by the Poweshiek County FSA Office.*

Corn Suitability Rating

CSR2: 71.3 on the Entire Farm per AgriData.

CSR2: 72 on the Cropland per AgriData.

Yield History (Average for Parcels 1 & 2)

2025 Corn Yield: 247 bushels per acre

2024 Soybean Yield: 72 bushels per acre

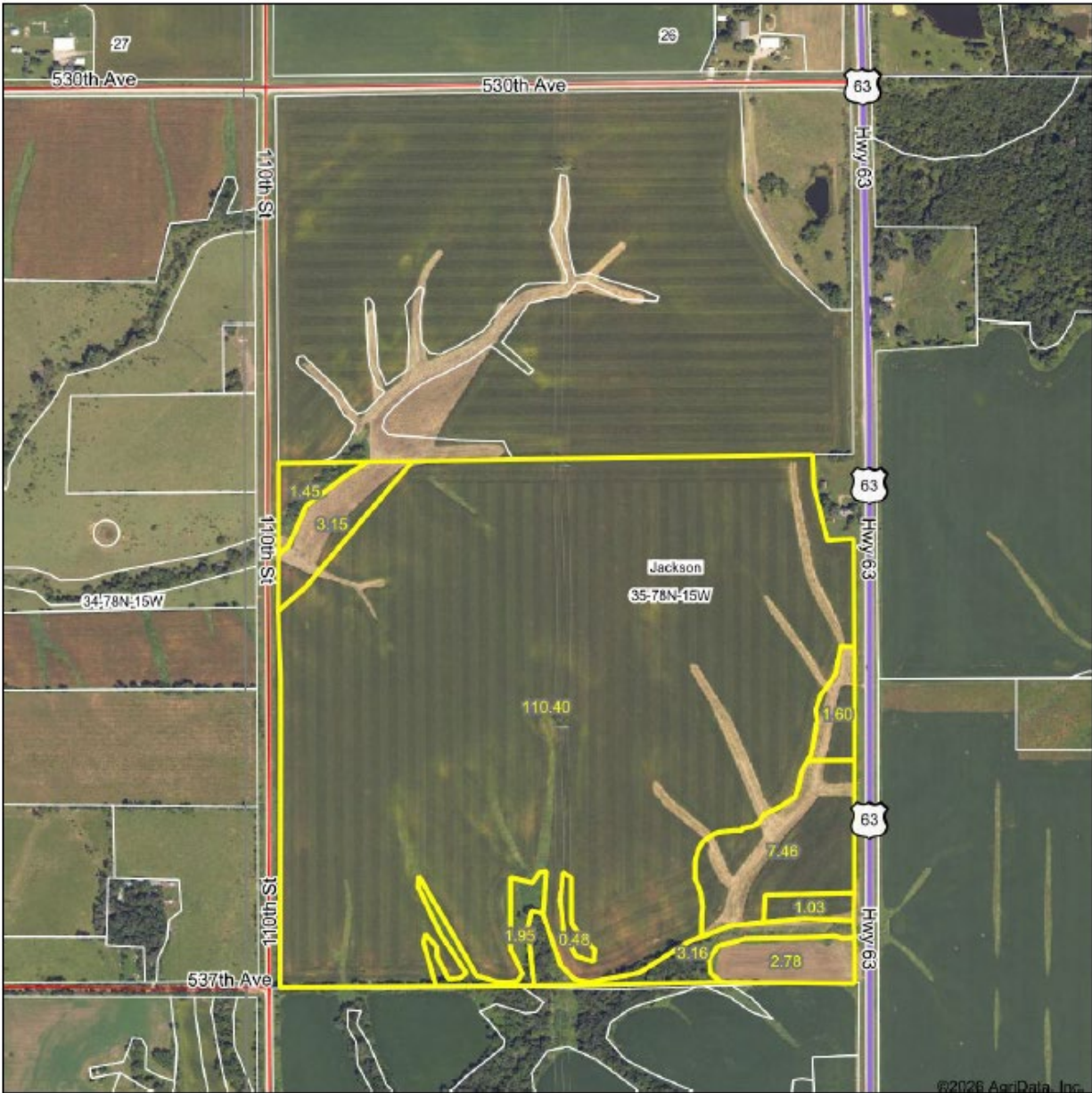
2023 Corn Yield: 265 bushels per acre

2022 Soybean Yield: 71 bushels per acre

2021 Corn Yield: 226 bushels per acre



Aerial | Parcel 1 | 134.6 acres m/1



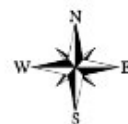
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Map Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 41° 30' 57.41, -92° 33' 38.84

35-78N-15W
Poweshiek County
Iowa

0ft 685ft 1370ft

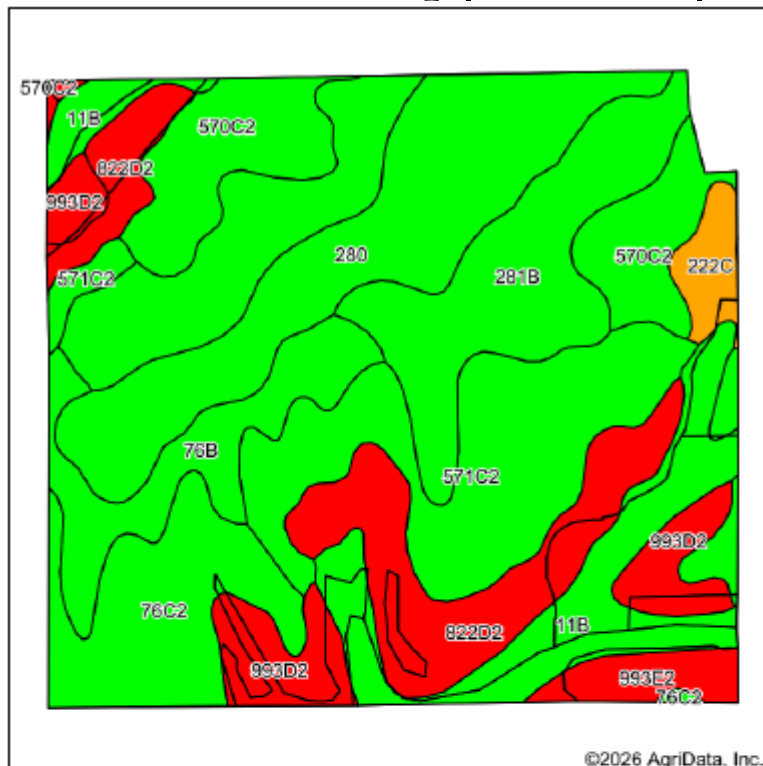


9/4/2026

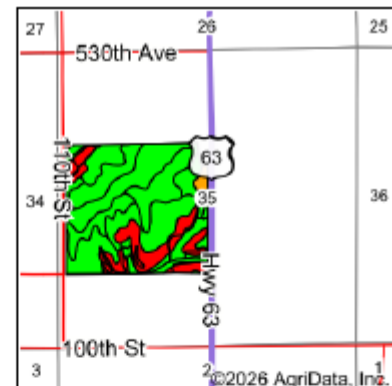
Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map | Parcel 1 | 134.6 acres m/1



Soils data provided by USDA and NRCS.



State: Iowa
 County: Poweshiek
 Location: 35-78N-15W
 Township: Jackson
 Acres: 133.46
 Date: 9/4/2026

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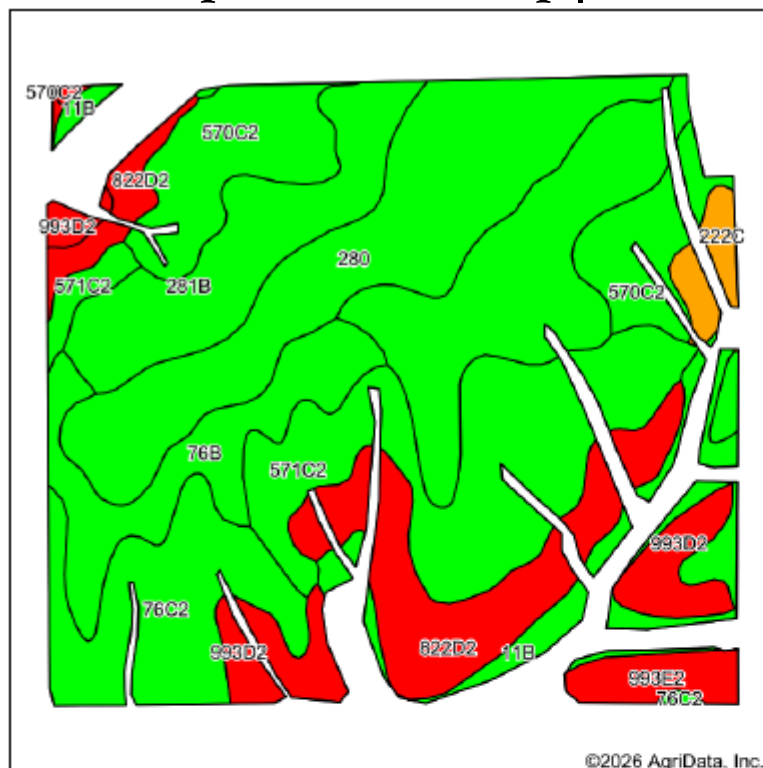
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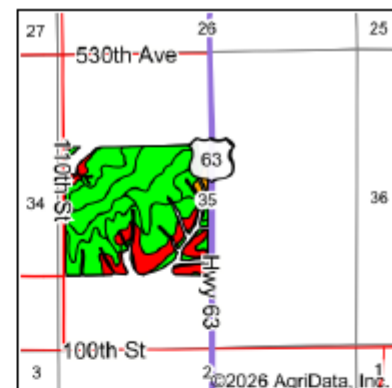
Area Symbol: IA157, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class "c	CSR2**	CSR
281B	Otley silty clay loam, 2 to 5 percent slopes	24.31	18.0%		Ile	91	91
280	Mahaska silty clay loam, 0 to 2 percent slopes	19.03	14.3%		Iw	94	96
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately eroded	18.51	13.9%		IIle	77	63
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	14.09	10.6%		IVe	10	15
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	13.35	10.0%		IIle	72	68
11B	Colo-Ely complex, 0 to 5 percent slopes	12.69	9.5%		IIw	86	68
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	10.88	8.2%		IIle	75	66
76B	Ladoga silt loam, 2 to 5 percent slopes	8.21	6.2%		Ile	86	86
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	7.40	5.5%		IVe	31	20
993E2	Gara-Armstrong complex, 14 to 18 percent slopes, moderately eroded	2.75	2.1%		VIe	17	5
222C	Clarinda silty clay loam, 5 to 9 percent slopes	2.24	1.7%		IVw	43	30
Weighted Average					2.62	71.3	66.2



Cropland Soils Map | Parcel 1 | 134.6 acres m/1



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Poweshiek**
 Location: **35-78N-15W**
 Township: **Jackson**
 Acres: **119.48**
 Date: **10/2/2026**

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Maps Provided By:

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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
281B	Otley silty clay loam, 2 to 5 percent slopes	24.02	20.1%		Ile	91	91
280	Mahaska silty clay loam, 0 to 2 percent slopes	19.00	15.9%		Iw	94	96
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately eroded	17.81	14.9%		IIle	77	63
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	12.47	10.4%		IIIle	72	68
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	12.04	10.1%		IVe	10	15
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	10.69	8.9%		IIIle	75	66
76B	Ladoga silt loam, 2 to 5 percent slopes	8.43	7.1%		Ile	86	86
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	5.96	5.0%		IVe	31	20
11B	Colo-Ely complex, 0 to 5 percent slopes	4.80	4.0%		IIw	86	68
993E2	Gara-Armstrong complex, 14 to 18 percent slopes, moderately eroded	2.51	2.1%		VIe	17	5
222C	Clarinda silty clay loam, 5 to 9 percent slopes	1.75	1.5%		IVw	43	30
Weighted Average					2.60	72	67.8



Property Information | Parcel 2 | 94.3 acres m/1

Legal Description

Poweshiek County – 94.3 acres m/1 in the North 20 acres South $\frac{1}{2}$ Northwest $\frac{1}{4}$, Northeast $\frac{1}{4}$ Northwest $\frac{1}{4}$, & Northwest $\frac{1}{4}$ Northwest $\frac{1}{4}$, all in Section 35, Township 78 North, Range 15 West of the 5th P.M., Poweshiek County, Iowa. (Final legal description will be determined from the Abstract).

Estimated Net Taxes

Taxes Payable 2025-2026: \$2,454.00

Net Taxable Acres: 94.3

Possession

The 2026 farm lease has been terminated, and the cropland will be available for the 2027 crop year. Early Possession will be granted to the buyer upon the execution of the Purchase Agreement, the 10 percent earnest money is received, and proof of liability coverage is provided.

FSA Data

Farm Number: 6732

Tract Number: 8796

Cropland Acres: 84.76

Corn Base Acres: 44.04

Corn PLC Yield: 173 bu./acre

Soybean Base Acres: 38.31

Soybean PLC Yield: 50 bu./acre

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

**Information is estimated pending a reconstitution of farm by the Poweshiek County FSA Office.*

Corn Suitability Rating

CSR2: 72 on the Entire Farm per AgriData.

CSR2: 76.1 on the Cropland per AgriData.

Yield History (Average for Parcels 1 & 2)

2025 Corn Yield: 247 bushels per acre

2024 Soybean Yield: 72 bushels per acre

2023 Corn Yield: 265 bushels per acre

2022 Soybean Yield: 71 bushels per acre

2021 Corn Yield: 226 bushels per acre





Aerial | Parcel 2 | 94.3 acres m/1



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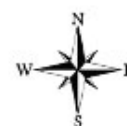
Maps Provided By
 **surety**
CUSTOMER'S ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 41° 31' 16.72, -92° 33' 38.85

35-78N-15W
Poweshiek County
Iowa

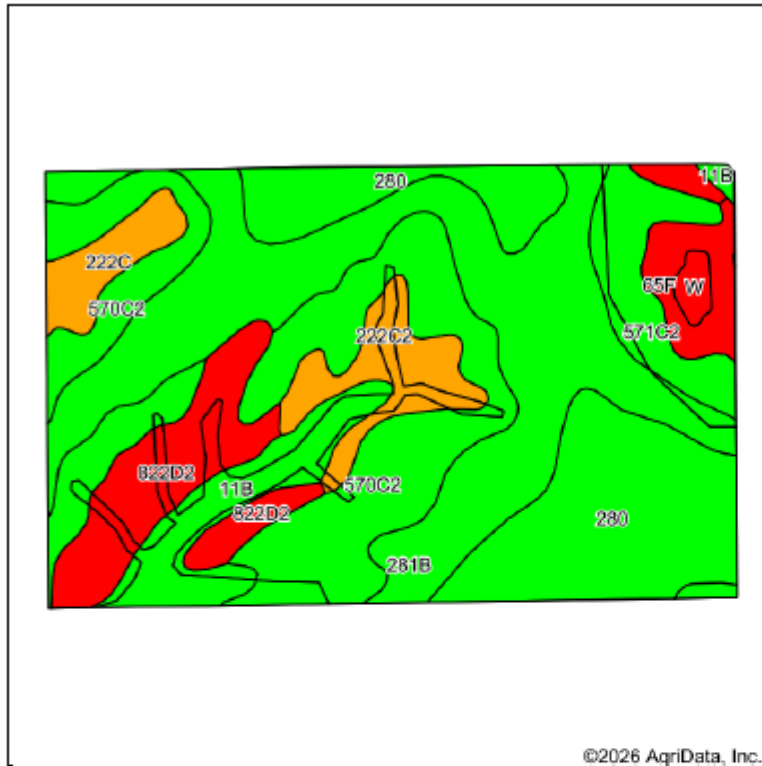
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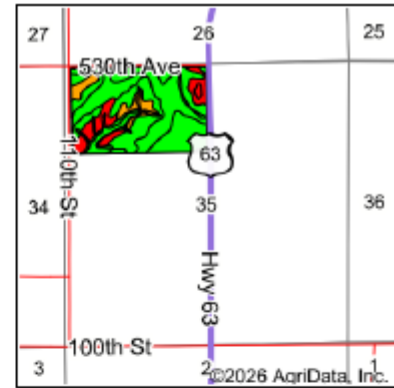
9/4/2026



Soils Map | Parcel 2 | 94.3 acres m/1



Soils data provided by USDA and NRCS.



State: Iowa
 County: Poweshiek
 Location: 35-78N-15W
 Township: Jackson
 Acres: 93.48
 Date: 9/4/2026

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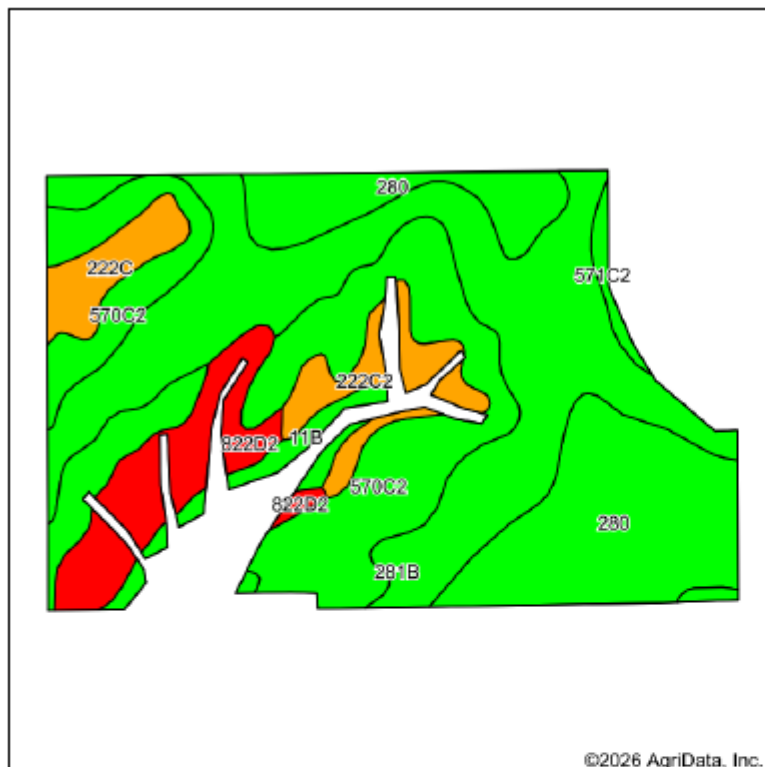
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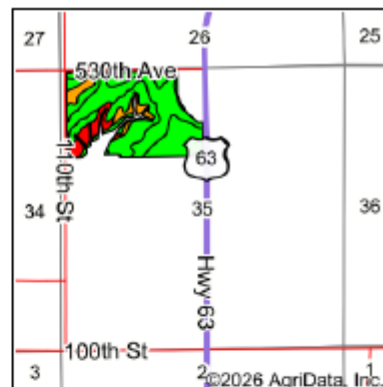
Area Symbol: IA157, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class "c	CSR2**	CSR
281B	Osley silty clay loam, 2 to 5 percent slopes	25.64	27.4%		Ile	91	91
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	20.82	22.3%		IIle	72	68
280	Mahaska silty clay loam, 0 to 2 percent slopes	17.19	18.4%		Iw	94	96
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	8.19	8.8%		IVe	10	15
11B	Colo-Ely complex, 0 to 5 percent slopes	5.67	6.1%		IIw	86	68
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately eroded	4.84	5.2%		IIle	77	63
222C2	Clarinda silty clay loam, 5 to 9 percent slopes moderately eroded	4.49	4.8%		IVw	41	25
65F	Lindley loam, 18 to 25 percent slopes	2.72	2.9%		Vile	6	10
222C	Clarinda silty clay loam, 5 to 9 percent slopes	2.66	2.8%		IVw	43	30
W	Water	0.66	0.7%			0	0
80E2	Clinton silt loam, 14 to 18 percent slopes, eroded	0.60	0.6%		IVe	35	42
Weighted Average					*-	72	69.1



Cropland Soils Map | Parcel 2 | 94.3 acres m/1



Soils data provided by USDA and NRCS.



State: Iowa
 County: Poweshiek
 Location: 35-78N-15W
 Township: Jackson
 Acres: 78.11
 Date: 10/2/2026

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Maps Provided By:

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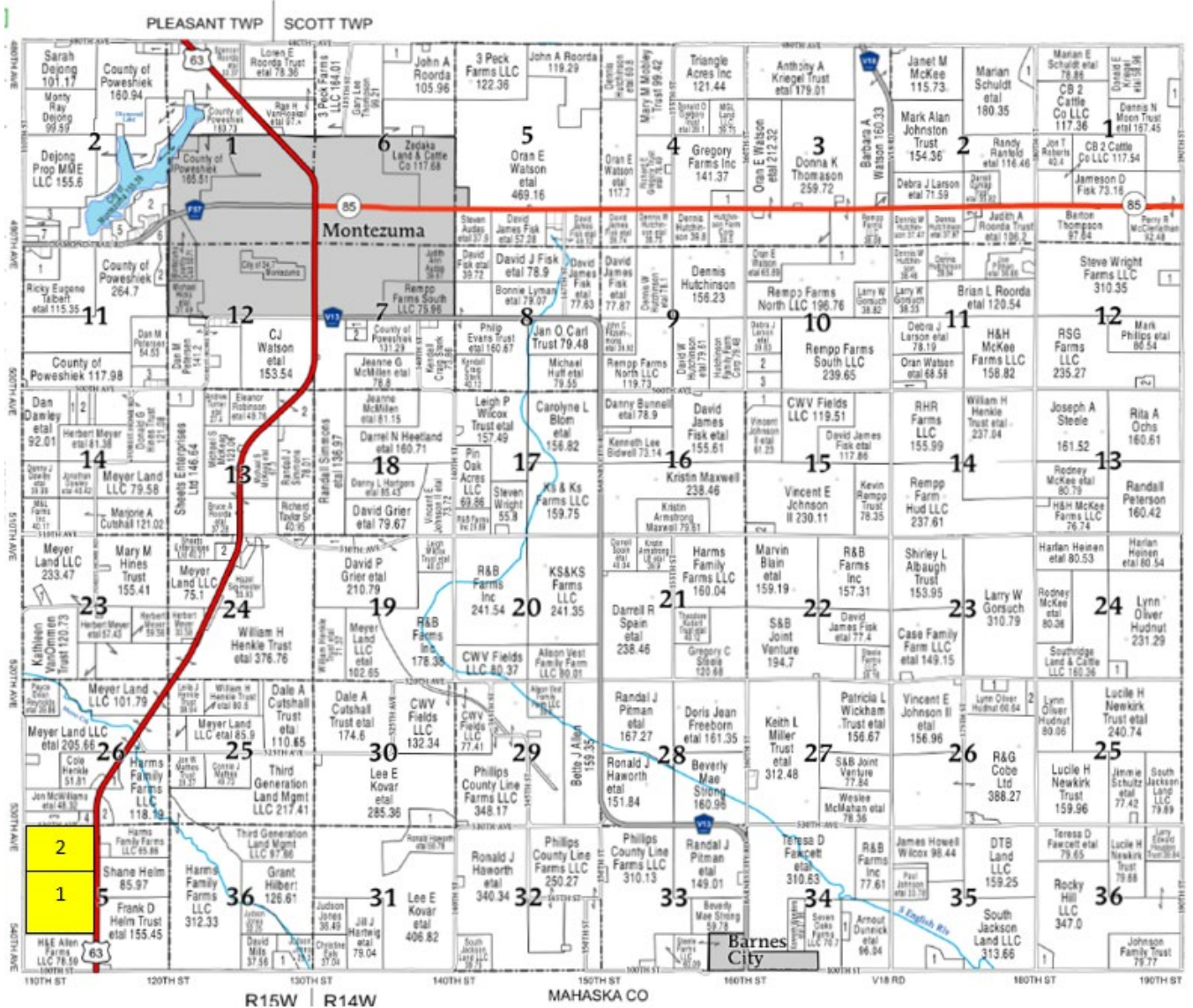


Area Symbol: IA157, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class "c	CSR2**	CSR
281B	Otley silty clay loam, 2 to 5 percent slopes	25.50	32.7%		Ile	91	91
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	20.33	26.0%		IIle	72	68
280	Mahaska silty clay loam, 0 to 2 percent slopes	17.12	21.9%		Iw	94	96
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	6.24	8.0%		IVe	10	15
222C2	Clarinda silty clay loam, 5 to 9 percent slopes moderately eroded	3.46	4.4%		IVw	41	25
222C	Clarinda silty clay loam, 5 to 9 percent slopes	2.71	3.5%		IVw	43	30
11B	Colo-Ely complex, 0 to 5 percent slopes	2.04	2.6%		IIw	86	68
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately eroded	0.71	0.9%		IIIe	77	63
Weighted Average						2.37	76.1
						74.1	



Parcels 1 & 2 Plat Map – Jackson Township





Location Map





Online Auction Terms & Announcements

Method: This property will be offered for sale as two individual tracts 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 January 7, 2027. Balance of purchase price payable in guaranteed check at closing. Early Possession will be granted to the buyer of each parcel upon the execution of the Purchase Agreement, the 10 percent earnest money is received, and proof of liability coverage is provided.

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, November 5th, 2026, at 10 am and will end at 11 am on Thursday, November 12th, 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.