IOWA
LAND SALES
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MAHASKA COUNTY

Simulcast Land Auction

200
acres m/l

AUCTION DETAILS

In-Person Auction

Thursday, December 3 @ 10 a.m.
City Park Building
108 North Pearl Street
New Sharon, Iowa

Bid Online

Opens: 11/25 @ 10 a.m.
Closes: 12/3 @ conclusion of in-person auction



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



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

200 acres m/l – Section 2 & 3 of Adams Township in Mahaska County

Description

Offered in 2 tracts, this 200-acre m/l farm is an opportunity to purchase well-maintained, quality Mahaska County land. The farm is available for the 2027 crop year.





---Internal Use---



Tract 1 Property Information | 121.08 acres m/l

Legal Description
Parcel 1 - 121.08 acres m/l in the E ½ NE ¼ except Parcel A in the NE ¼ NE ¼ in Section 3 & the West 41.56 acres in the NW ¼ in Section 2, Township 76 North, Range 15 West of the 5th P.M., Mahaska County, Iowa.

Corn Suitability Rating | Tract #1
CSR2: 87.6 on Entire Farm per AgriData.

FSA Data | Tract #1
Farm Number: 5629
Tract Number: 1406
Cropland Acres: 121
Corn Base Acres: 104.06
Corn PLC Yield: 145 bu./acre
Soybean Base Acres: 84.84
Soybean PLC Yield: 48 bu./acre
2026 Farm Program Election: None
**Information is estimated pending a reconstitution of farm by the Poweshiek County FSA Office.*

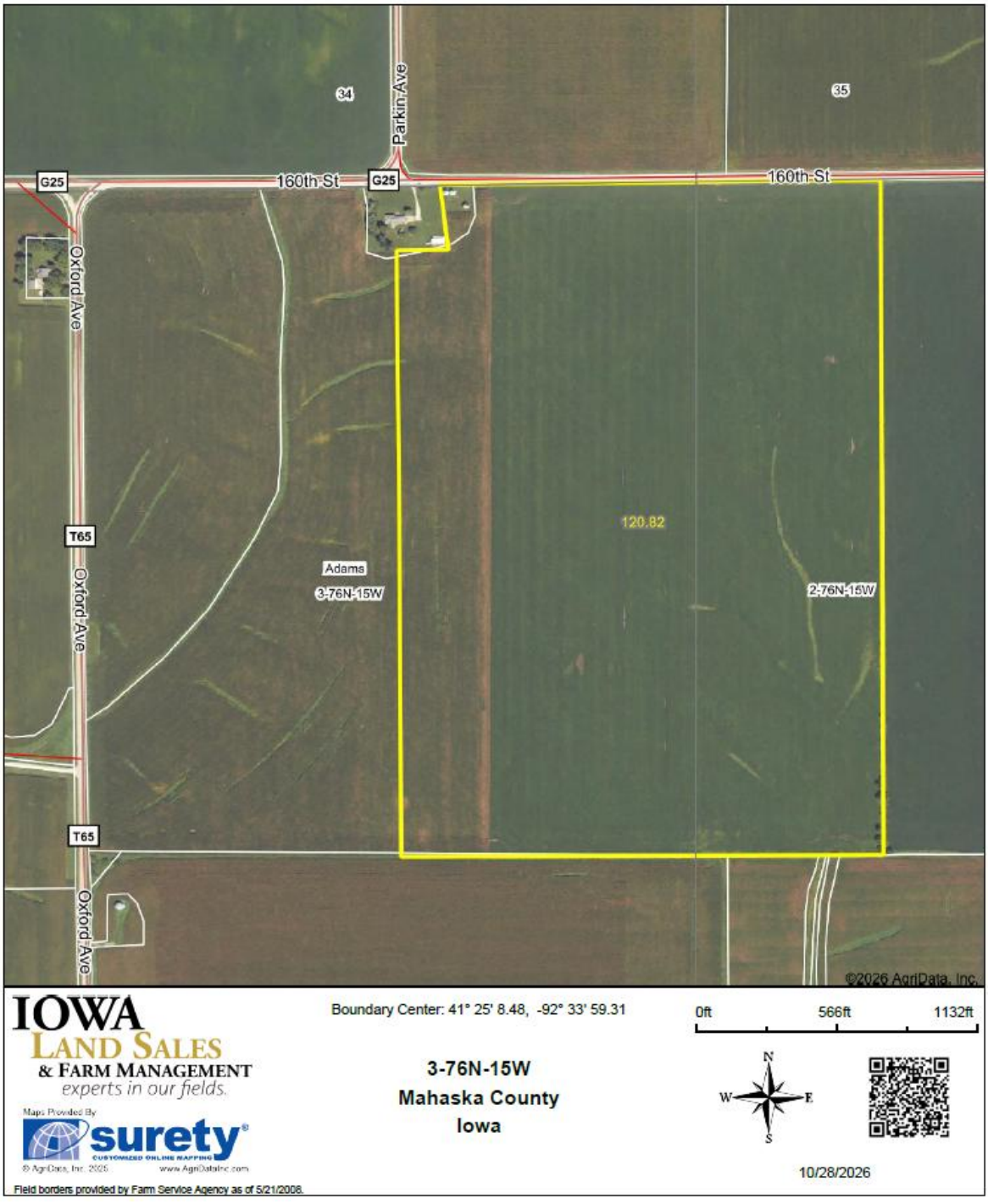
Estimated Net Taxes | Tract 1 & 2
Taxes Payable 2026-2027: $7,596
Net Taxable Acres: 199.61

Possession | Tract 1 & 2
Possession of the property will be given at closing subject to the existing farm lease. The 2026 farm lease has been terminated, and the farm will be available for the 2027 farming season.

Directions | Tract 1 & 2
From New Sharon travel east on Highway 63 approximately 3.8 miles, turn right/south on Parkin Ave. for another 3.3 miles and the subject property will be on 160th St. Look for the Iowa Land Sales & Farm Management for sale signs.

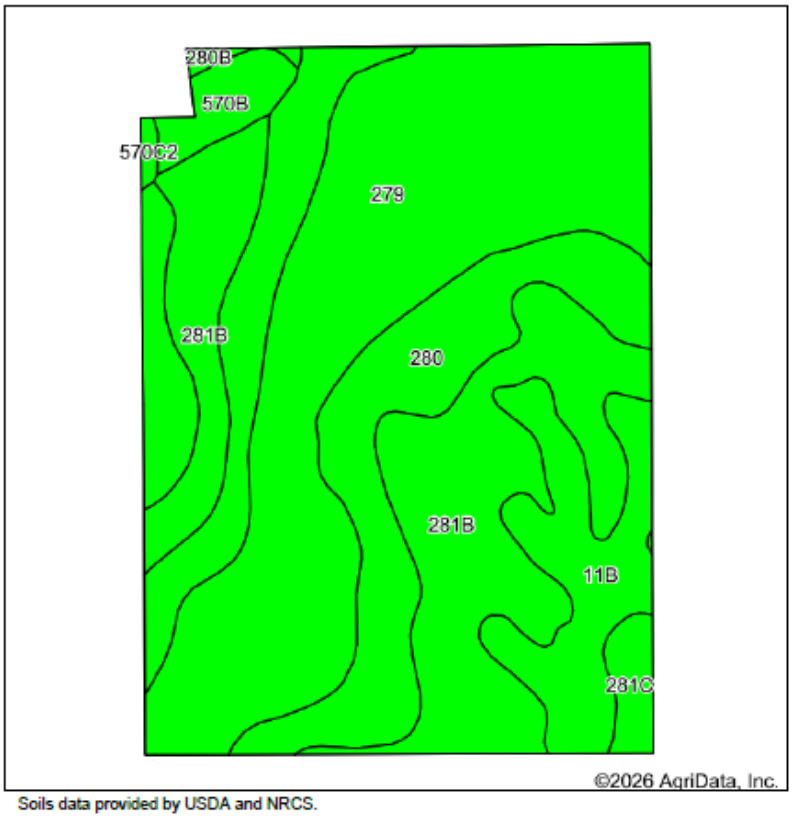
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Aerial | Tract 1

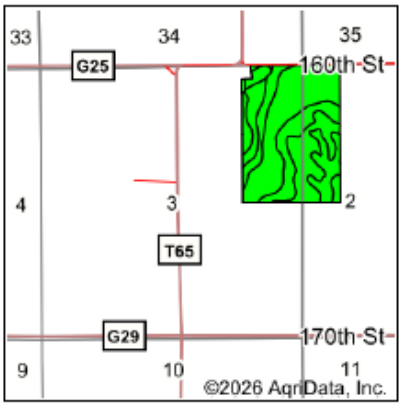


---Internal Use---

Soils Map | Tract 1



Soils data provided by USDA and NRCS.



State: Iowa
County: Mahaska
Location: 3-76N-15W
Township: Adams
Acres: 120.82
Date: 10/28/2026

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Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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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
279	Taintor silty clay loam, 0 to 2 percent slopes	43.32	35.9%		IIw	83	88
281B	Otley silty clay loam, 2 to 5 percent slopes	29.63	24.5%		IIe	91	92
280	Mahaska silty clay loam, 0 to 2 percent slopes	27.09	22.4%		Iw	94	97
11B	Colo-Ely complex, 0 to 5 percent slopes	11.24	9.3%		IIw	86	68
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	3.85	3.2%		IIIe	82	73
570B	Nira silty clay loam, 2 to 5 percent slopes	2.94	2.4%		IIe	81	87
281C	Otley silty clay loam, 5 to 9 percent slopes	1.95	1.6%		IIIe	85	77
280B	Mahaska silty clay loam, 2 to 5 percent slopes	0.43	0.4%		IIe	89	92
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.37	0.3%		IIIe	72	67
				Weighted Average	**1.83**	**87.6**	**88.4**

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

---Internal Use---



Tract 2 Property Information | 78.53 acres m/l

Legal Description
Parcel 2 - 78.53 acres m/l in the W ½ NE ¼ except Parcel A in the NW ¼ NE ¼ in Section 3, Township 76 North, Range 15 West of the 5th P.M., Mahaska County, Iowa.

FSA Data | Tract #2
Farm Number: 5629
Tract Number: 1406
Cropland Acres: 76.9
Corn Base Acres: 104.06
Corn PLC Yield: 145 bu./acre
Soybean Base Acres: 84.84
Soybean PLC Yield: 48 bu./acre
2026 Farm Program Election: None
*Information is estimated pending a reconstitution of farm by the Poweshiek County FSA Office.

Corn Suitability Rating | Tract #2
CSR2: 60.2 on Entire Farm per AgriData.

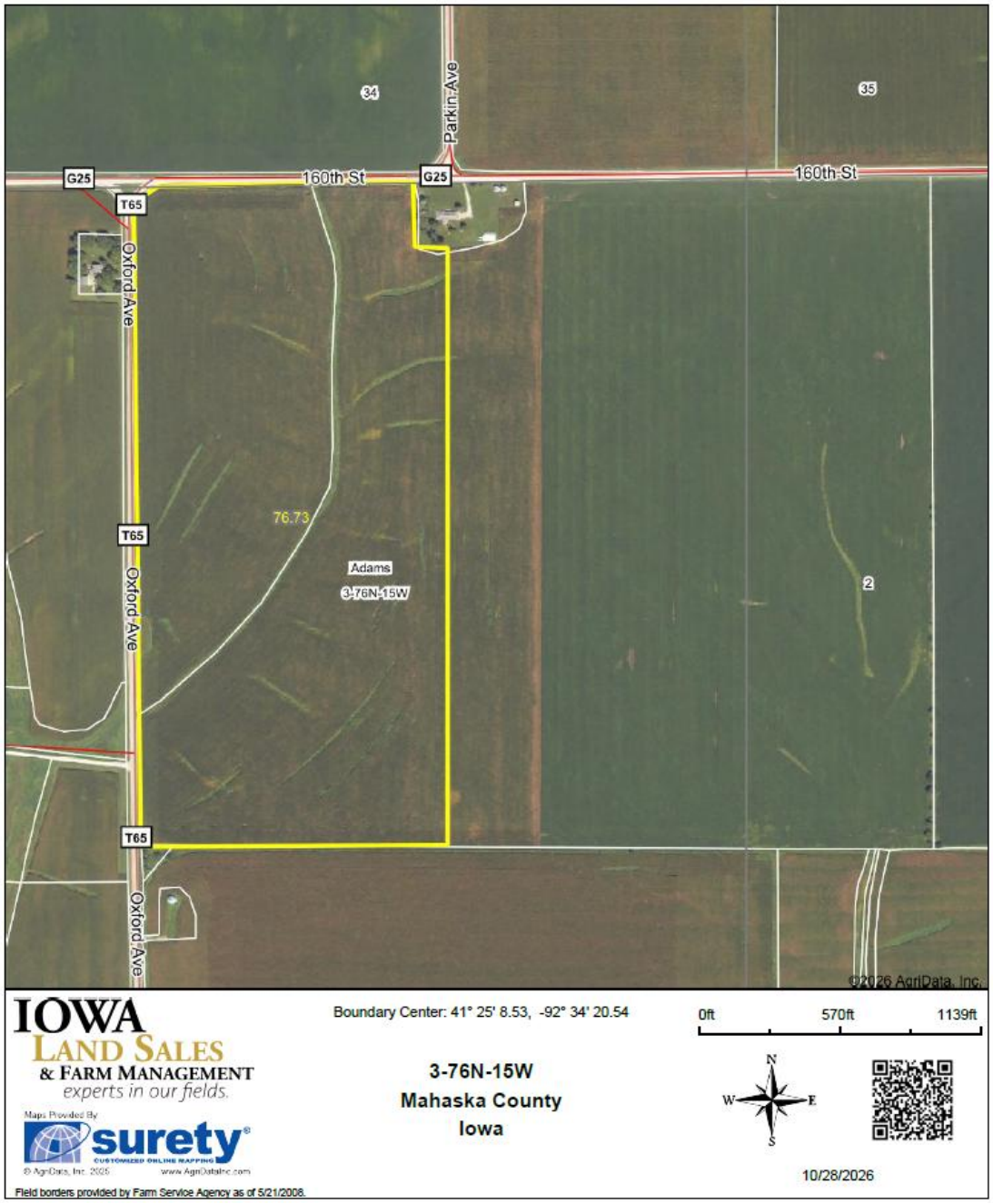
Estimated Net Taxes | Tract 1 & 2
Taxes Payable 2026-2027: $7,596
Net Taxable Acres: 199.61

Possession | Tract 1 & 2
Possession of the property will be given at closing subject to the existing farm lease. The 2026 farm lease has been terminated, and the farm will be available for the 2027 farming season.

Directions | Tract 1 & 2
From New Sharon travel east on Highway 63 approximately 3.8 miles, turn right/south on Parkin Ave. for another 3.3 miles and the subject property will be on 160th St. Look for the Iowa Land Sales & Farm Management for sale signs.

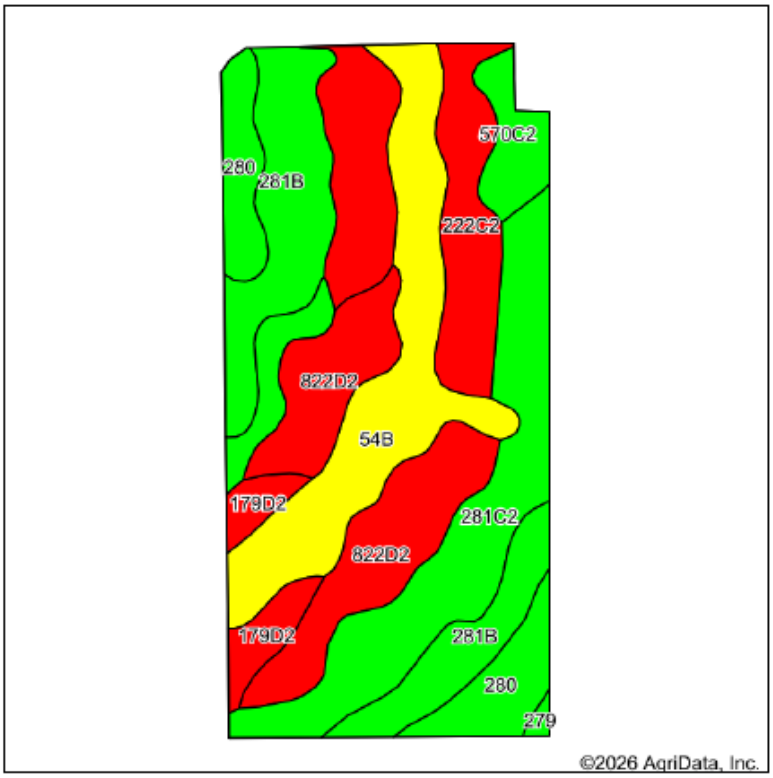
---Internal Use---

Aerial | Tract 2

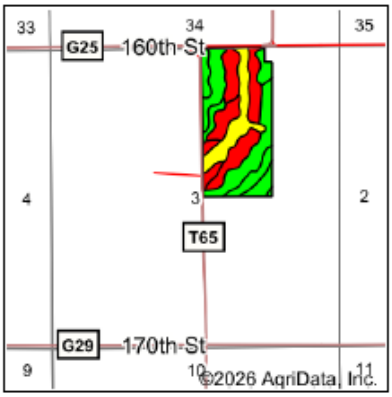


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Soils Map | Tract 2



Soils data provided by USDA and NRCS.



State: Iowa
County: Mahaska
Location: 3-76N-15W
Township: Adams
Acres: 76.73
Date: 10/28/2026

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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
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	14.93	19.5%		IIIe	82	73
54B	Zook silty clay loam, 2 to 5 percent slopes	13.46	17.5%		IIw	60	65
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	12.37	16.1%		IVe	10	18
281B	Otley silty clay loam, 2 to 5 percent slopes	12.34	16.1%		IIe	91	92
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	11.68	15.2%		IVw	38	25
280	Mahaska silty clay loam, 0 to 2 percent slopes	6.14	8.0%		Iw	94	97
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	2.89	3.8%		IVe	36	43
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	2.68	3.5%		IIIe	72	67
279	Taintor silty clay loam, 0 to 2 percent slopes	0.24	0.3%		IIw	83	88
				Weighted Average		2.85	60.2	59.1

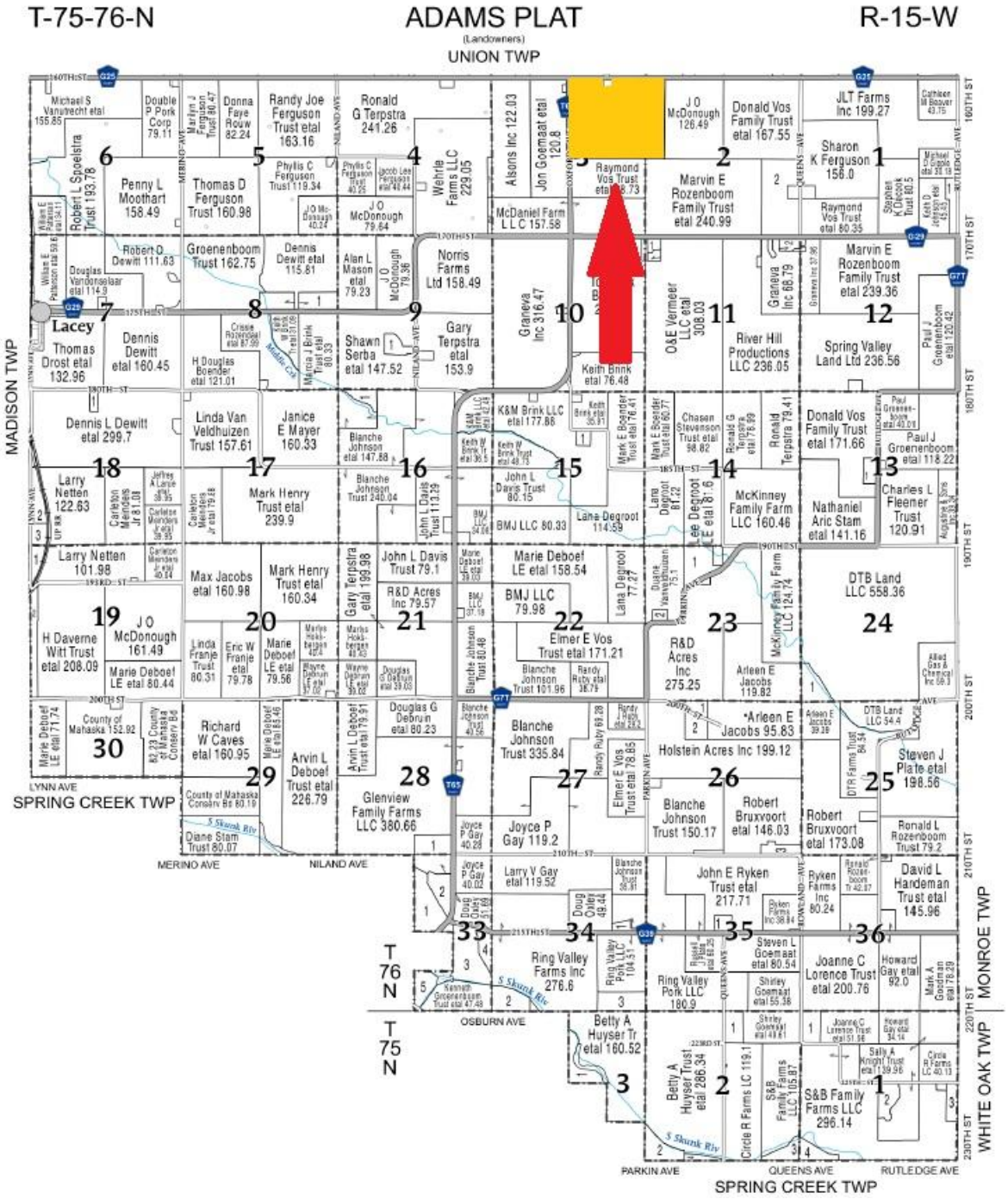
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Plat Map | Adams Township



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Online Auction Terms & Announcements

Method: This property will be offered for sale as two individual tracts. Iowa Land Sales and its representatives are acting as agents of the seller. Seller reserves the right to reject any and all bids.

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 31st, 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 Wednesday, November 25th, 2026, at 10 a.m. and will end at 11 a.m. on Thursday, December 3rd, 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.

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