

Mahaska County Land For Sale

50.0 acres m/l – Section 19, Pleasant Grove Township

Description: 50 acres m/l of Mahaska County farmland for sale. This farm is located southwest of Barnes City that includes a pond with a potential building site and provides a unique setting for those who enjoy the outdoors and privacy. There are 36 acres m/l of cropland with an open lease for the 2020 crop year.

Agents

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Property Information



Price & Terms

\$235,000 total, \$4,700 per acre on 50 acres. 10% down upon acceptance of offer, balance due at closing.

Legal Description

Mahaska County – 50 acres m/l located in the Northeast Quarter of the Southeast Quarter Except Southern 12.5 acres m/l & Acreage, Northwest Quarter of the Southeast Quarter Except Southern 12.5 acres m/l, all in Section 19, Township 77 North, Range 14 West of the 5th P.M., Mahaska County, Iowa.

Estimated Net Taxes

N

Taxes Payable 2019-2020: \$992

Net Taxable acres: 49.7

Possession

The 36.5 acres of cropland has an open lease for the 2020 crop year.

FSA Data

DCP Cropland: 36.34 acres

Corn Base Acres: 13.6 acres

Oats Base Acres: 1.5 acres

Corn PLC Yield: 101 bushels per acre

Oats PLC Yield: 50 bushels per acre

Corn Suitability Rating

CSR2: 53.4 per AgriData on Tillable Acres

CSR2: 49.8 per AgriData on Entire Farm

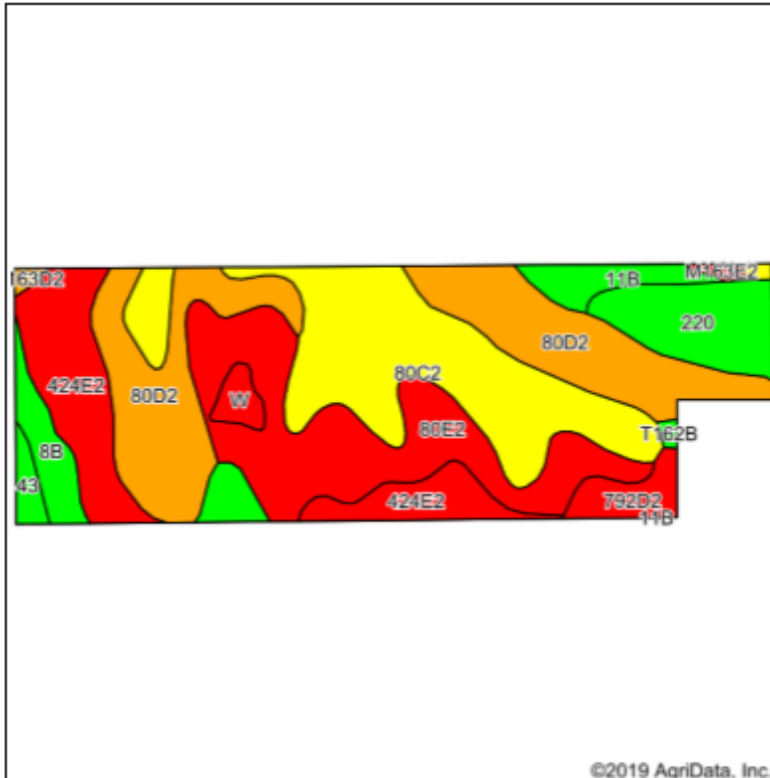
Directions from Barnes City

Travel south from Barnes City on V13 Pavement 1.5 miles and turn right onto G17pavement. Continue west on pavement 1.75 miles and turn left onto Snyder Avenue. Travel south on Snyder Avenue 1.5 miles and turn right onto 133rd Street and subject property will be on the south side of the gravel road.

Aerial

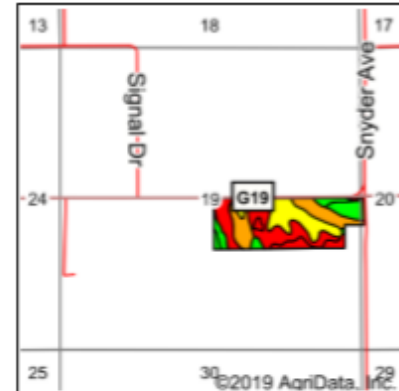


Soils Map-Entire Farm



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Soils data provided by USDA and NRCS.



State: Iowa
County: Mahaska
Location: 19-77N-14W
Township: Pleasant Grove
Acres: 49.11
Date: 12/10/2019

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Area Symbol: IA123, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	11.84	24.1%		IIIe	46	59	56
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	11.32	23.1%		IIIe	69	63	59
80E2	Clinton silt loam, 14 to 18 percent slopes, eroded	9.54	19.4%		IVe	35	43	52
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	6.34	12.9%		Vle	19	5	41
220	Nodaway silt loam, 0 to 2 percent slopes	3.52	7.2%		IIlw	76	80	80
8B	Judson silty clay loam, 2 to 5 percent slopes	2.27	4.6%		Ile	94	90	81
11B	Colo-Ely complex, 0 to 5 percent slopes	1.33	2.7%		IIlw	86	68	74
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	1.29	2.6%		IVe	5	15	38
W	Water	0.63	1.3%			0	0	0
43	Bremer silty clay loam, 0 to 2 percent slopes	0.56	1.1%		IIlw	72	82	64
M183E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	0.20	0.4%		IVe	36		56
M183D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	0.15	0.3%		IIIe	47		61
T162B	Downs silt loam, benches, 2 to 5 percent slopes	0.12	0.2%		Ile	90	95	82
Weighted Average						49.8	*-	*n 56.3

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*n: The aggregation method is "Weighted Average using major components"

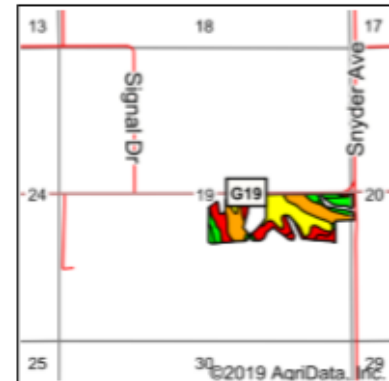
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map-Cropland



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Mahaska**
Location: **19-77N-14W**
Township: **Pleasant Grove**
Acres: **36.39**
Date: **12/10/2019**

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Area Symbol: IA123. Soil Area Version: 25								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	10.49	28.8%		IIIe	46	59	58
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	10.22	28.1%		IIIe	69	63	59
80E2	Clinton silt loam, 14 to 18 percent slopes, eroded	5.22	14.3%		IVe	35	43	52
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	3.29	9.0%		VIe	19	5	41
220	Nodaway silt loam, 0 to 2 percent slopes	2.45	6.7%		IIw	76	80	80
8B	Judson silty clay loam, 2 to 5 percent slopes	1.76	4.8%		IIe	94	90	81
11B	Colo-Ely complex, 0 to 5 percent slopes	1.15	3.2%		IIw	86	68	74
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	1.00	2.7%		IVe	5	15	38
43	Bremer silty clay loam, 0 to 2 percent slopes	0.52	1.4%		IIw	72	82	64
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	0.19	0.5%		IVe	36		56
T162B	Downs silt loam, benches, 2 to 5 percent slopes	0.10	0.3%		Ile	90	95	82
Weighted Average						53.4	*n	*n 58

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

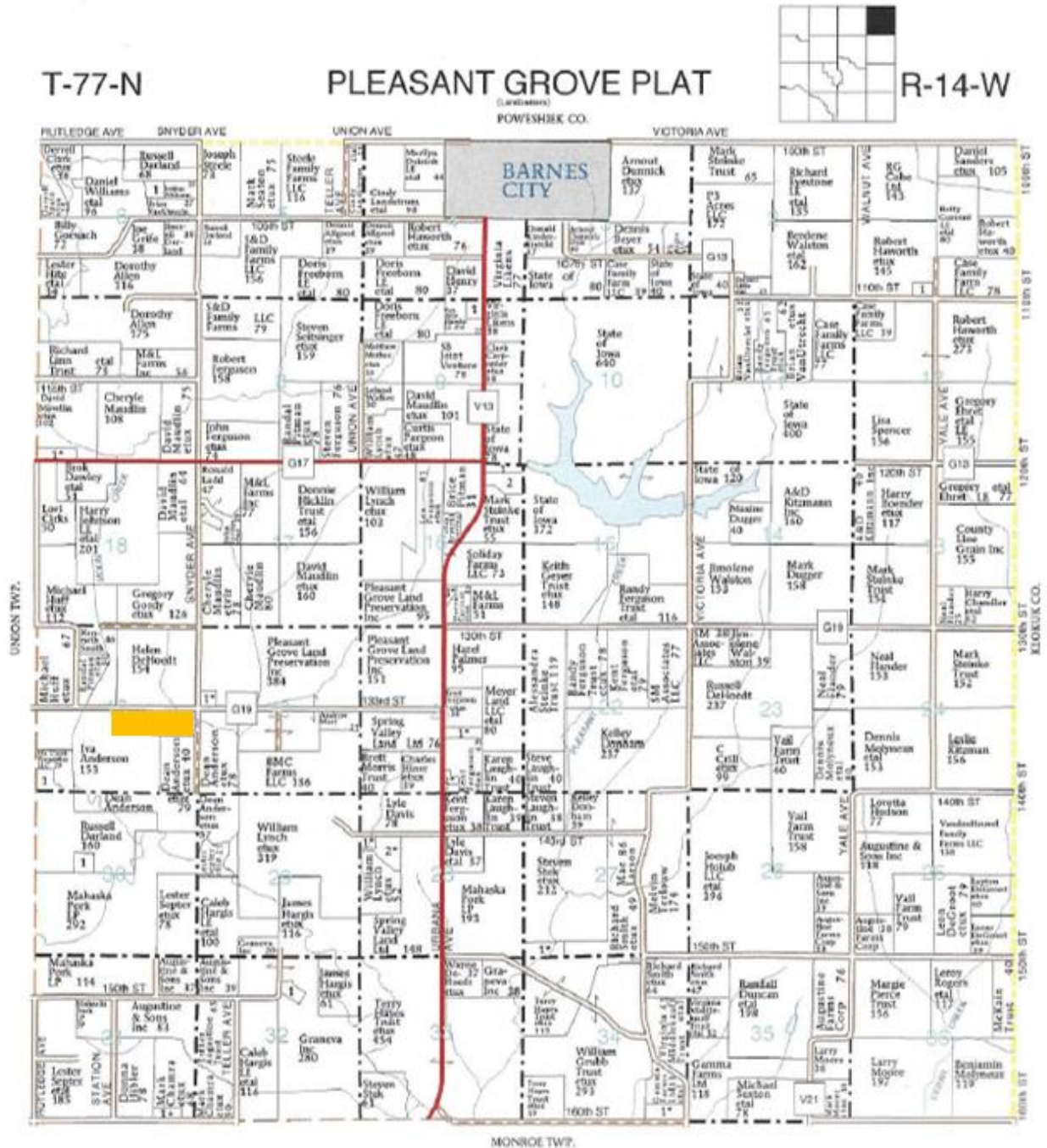
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Plat Map



Sale Terms & Announcements

Method: This property is being offered for sale as an individual tract.

Contract & Earnest Payment: A 10% earnest money payment is required upon acceptance of offer and balance will be due at closing.

Closing & Possession: Closing date will be on or about 30 days upon acceptance of offer. 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 seller. Sale is subject to all covenants, leases and easements of record. Conducting inspections and due diligence is the responsibility of each party and at their own risk.

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