

# Growthland

Appraisals, Management, Brokerage, & Advising



**Offers Due by**  
**1:00 pm**

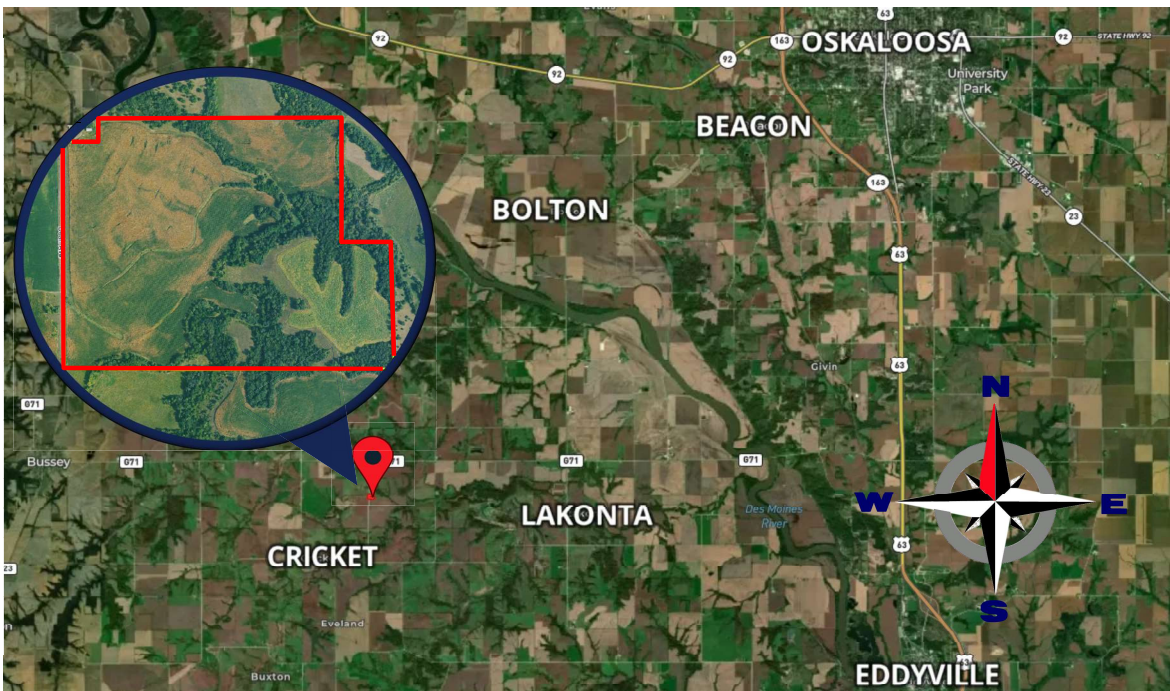
**November 11, 2024**

See page 2 for submission process

**FARMLAND**  
**AVAILABLE FOR BID**

**Mahaska County, IA**  
**192 Acres M/L**

**Bernard J Dawson**  
**Revocable Trust**



**MAC CHILTON**

*Farm Manager, Real Estate Agent*

Licensed in IA, IL & MO

*Associate Appraiser*

Licensed in IA

📞 641-954-1869

✉ mac@growthland.com

[www.growthland.com](http://www.growthland.com)

107 S Court St., Suite 2, PO Box 611  
Ottumwa, Iowa 52501 Office: 641-682-4107

## Offer Submission Process

Mahaska County, IA  
192 Acres M/L

### Offer Process

- Prospects will submit offers via customized bid form by **Monday, November 11, 2024 at 1:00 PM CST. Ask Agent for bid form.**

### Seller Options

#### Round One Bidding Process:

- Prospects will submit a bid by **Monday, November 11, 2024 at 1:00 PM CST. Ask Agent for bid form.**
- Cash offers with minimal contingencies
- Accepting property "as is", "where-is"

#### Seller Options After Round One:

- Accept one bid
- Negotiate with one bid
- Reject all bids and retain ownership
- Ask bidders to proceed to a highest and final offer (Round Two).

#### Round Two Bidding Process:

The highest bid will be disclosed to the remaining bidders for the final round of bidding without disclosing identity of bidder.

- Bidders will be asked to submit highest and final bid by **November 12, 2024, at 1:00 PM CST**
- Seller will accept one of the bids after all final bids have been submitted with winning bidder being notified by **November 12, 2024, at 5 PM CST**

### Terms

Ten percent of the purchase price required from successful bidder as earnest money. Buyer(s) will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing.

### Closing

Ideally close within 45 days of final offer date.

### Conditions

This sale is subject to all easements, leases and any other restrictions of record. Buyer(s) understand they are purchasing the property "as-is, where-is" unless specifically noted in offer. Any expenses post-closing are solely the responsibility of the Buyer(s). Seller to retain all of 2024 rental income. Current lease has been terminated. The farm is available for 2025 crop season.

### Agency Disclaimer

Growthland and their associates are agents of the Seller.



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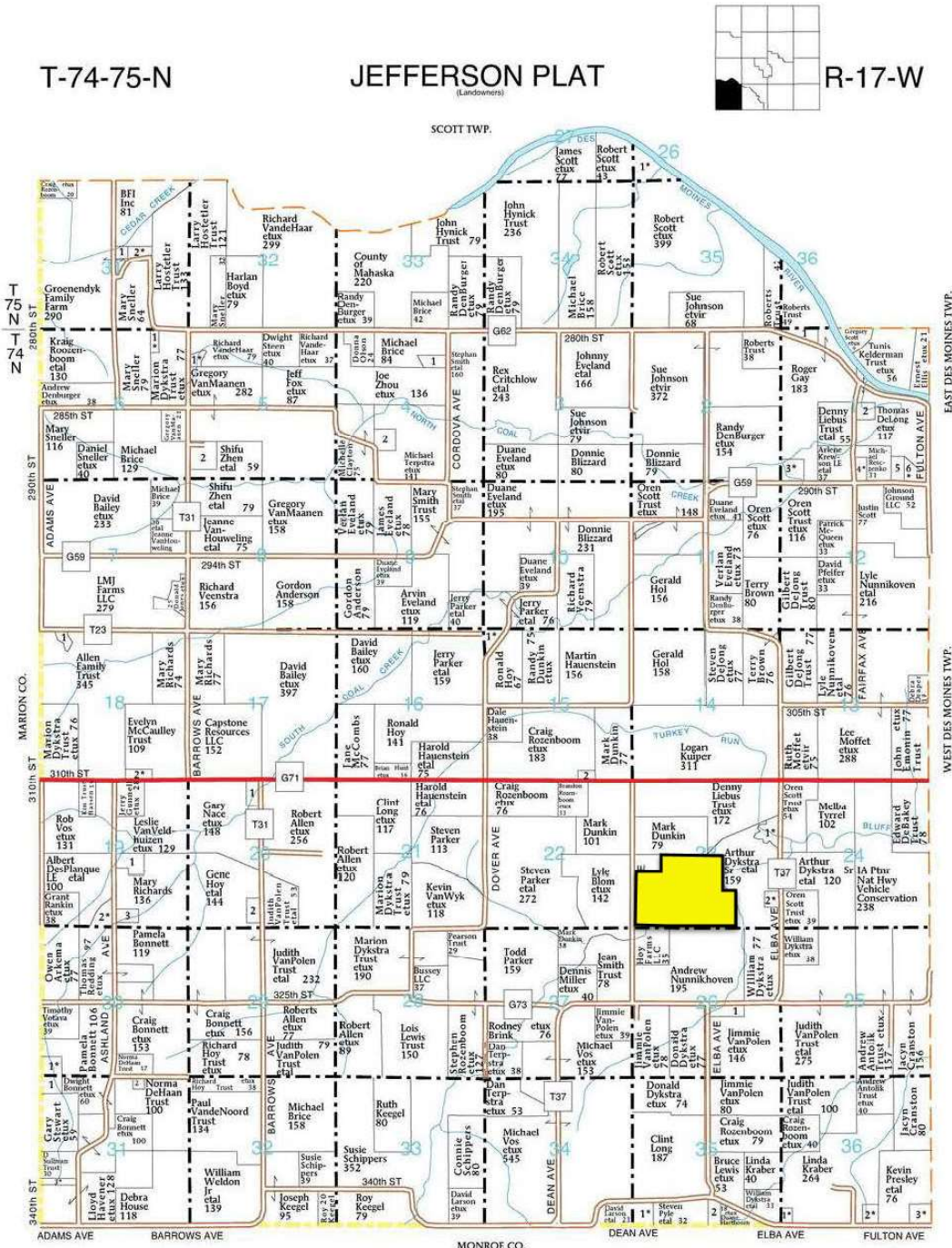


# Growthland

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## Plat Map

### Mahaska County, IA 192 Acres M/L



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## Property Details

Mahaska County, IA  
192 Acres M/L

### Legal Description:

Part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 74 North, Range 17 West of the 5th P.M., Mahaska County, Iowa.

**Township:** Jefferson

### Location:

Located one mile from paved road, 310th Street, on Dean Avenue. Ten minutes from Highway 63 and twenty minutes from Oskaloosa.

### Acreage Breakdown:

\*Exact legal and assessor information pending survey to determine exact boundaries

\*\*Pending FSA reconstitution after sale completion. The figures listed are estimates.

**Taxable Acres:** 194.00 \*

**Tillable Acres:** 109.0 \*\*

**Timber Acres:** 55.42

**CRP Acres:** 21.0

<b>Soil Productivity:</b>	<b>Tillable CSR2:</b>	61.8
	<b>Tillable + CRP CSR2:</b>	57.5

**Property Taxes:** \$4,178\*

<b>Parcel Numbers:</b>	1323300001*	1323300002
	1323300003	1323300004
	1323400001	1323400004

**School District:** Twin Cedars Community School District

### Conservation Reserve Program (CRP):

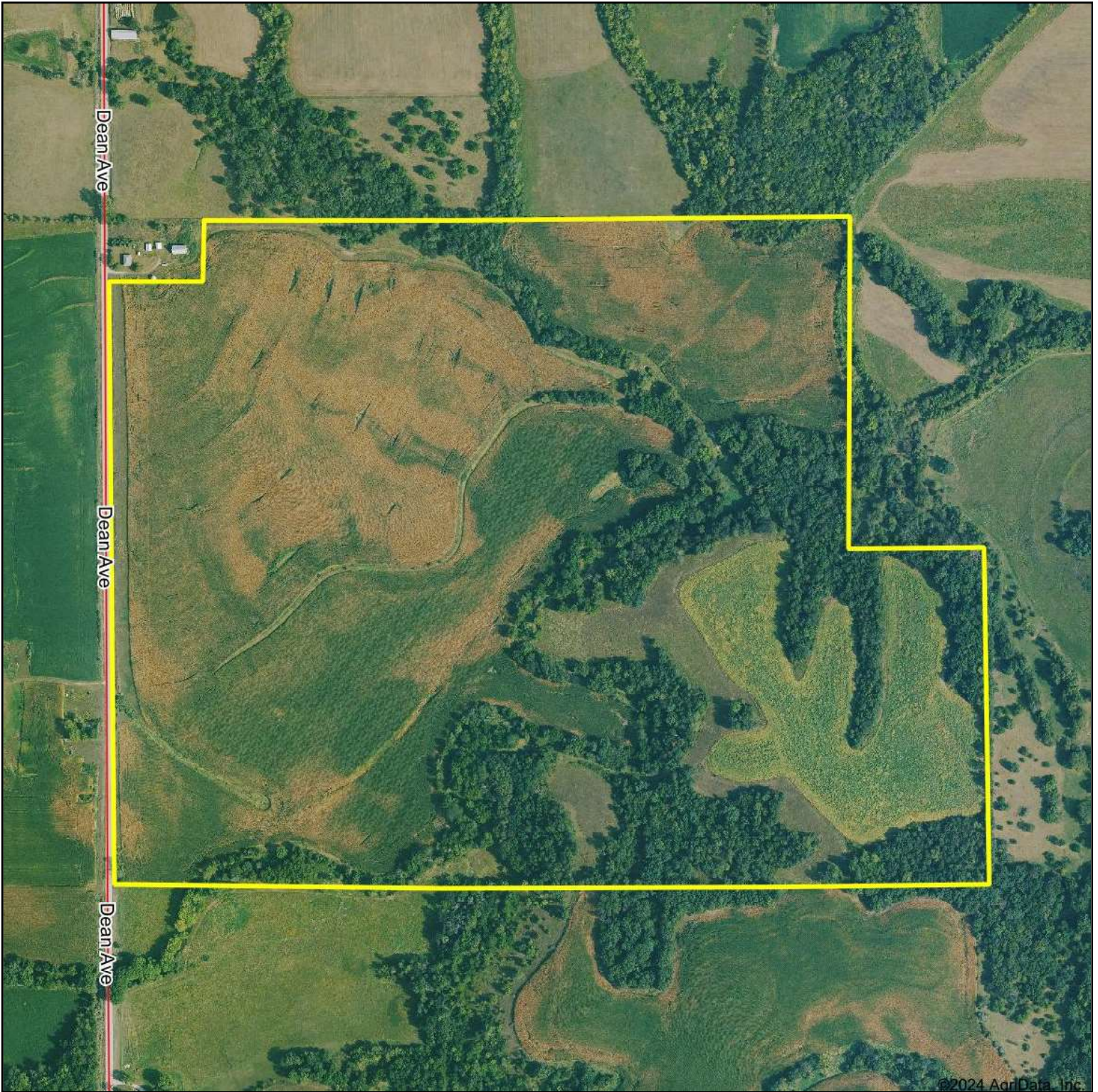
21.0 acres of CP-25 (Rare & Declining Habitat) was enrolled in 2023 paying \$226.47 per acre, or \$4,756 annually, expiring 09/30/2033.

### Comments:

This combination farm in Southwest Mahaska County is ideal for an owner/operator, investor, or recreational buyer. The contour-terraced tillable acres feature quality soils like Kennebec, Vesser, and Ely. Bluff Creek winds through the property, attracting deer, turkey, and other wildlife. The creek's riparian area also contains a strong stand of Black Walnut trees, offering potential additional income.

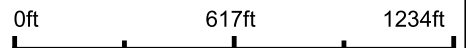


# Aerial Map



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Boundary Center: 41° 11' 37.82, -92° 47' 13.2



# Growthland

**23-74N-17W**  
**Mahaska County**  
**Iowa**

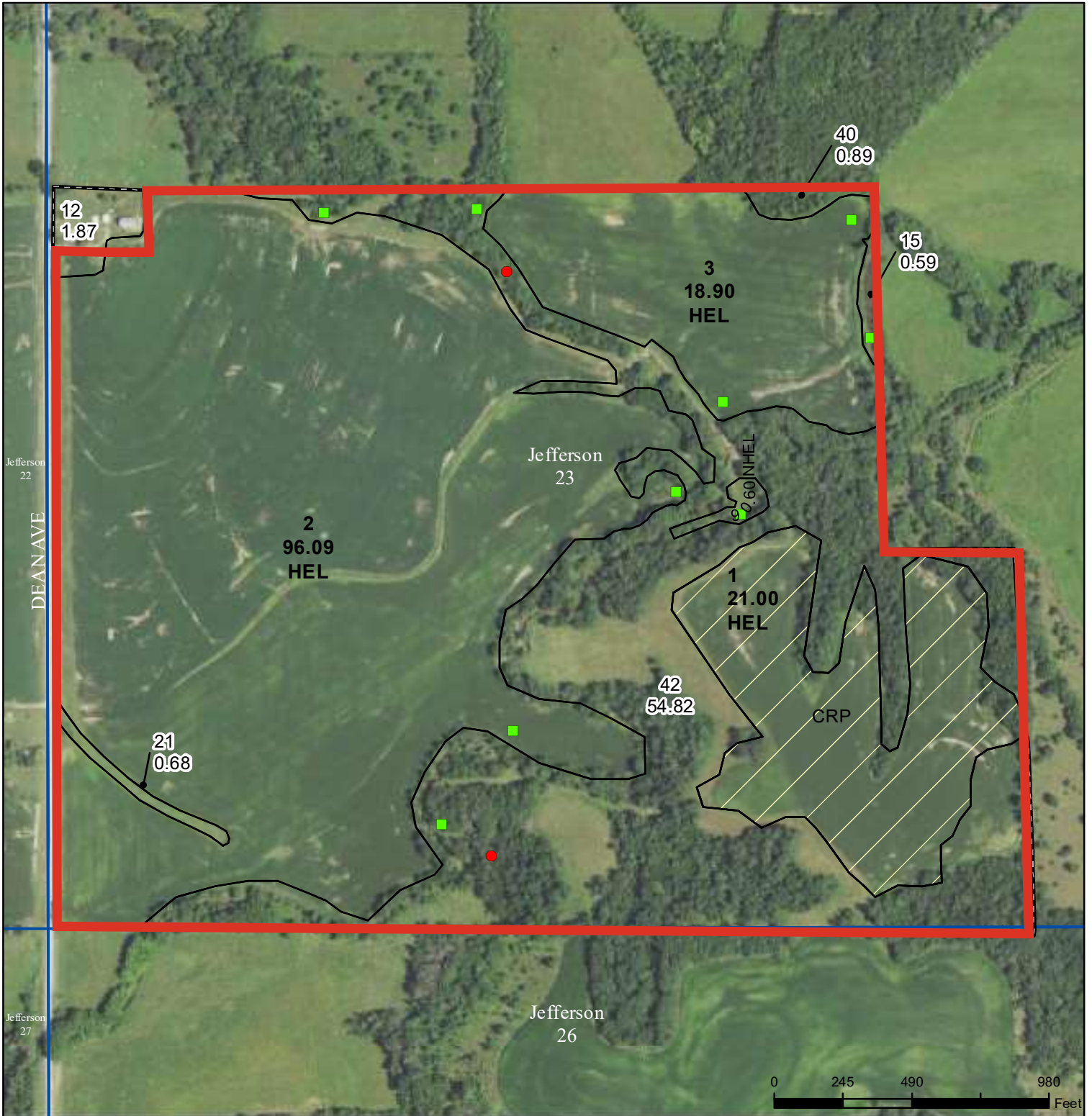


Maps Provided By:



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2024 Program Year

Map Created June 12, 2024

**Farm 3307**  
**Tract 5438**

ALL FIELDS NON IRRIGATED

Tract Cropland Total: 136.59 acres

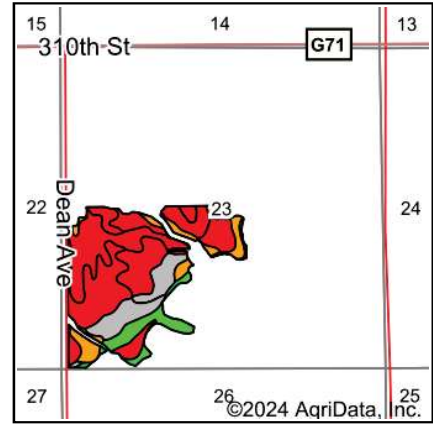
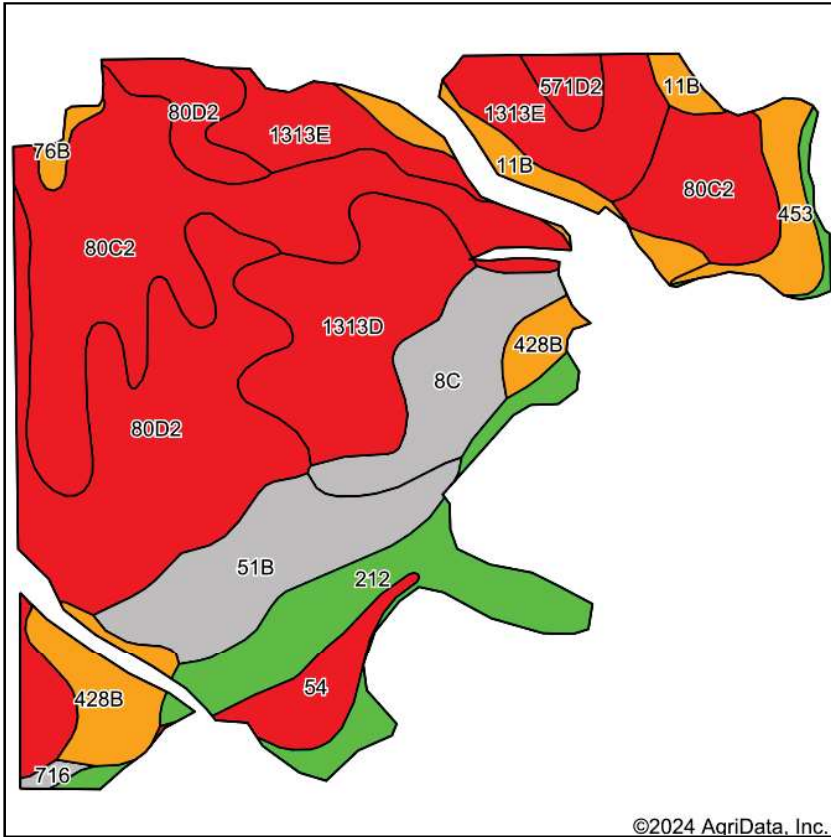
**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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USDA is an equal opportunity provider, employer, and lender.

# Tillable Soils Map



State: **Iowa**  
 County: **Mahaska**  
 Location: **23-74N-17W**  
 Township: **Jefferson**  
 Acres: **109**

**Growthland**

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Soils data provided by USDA and NRCS.

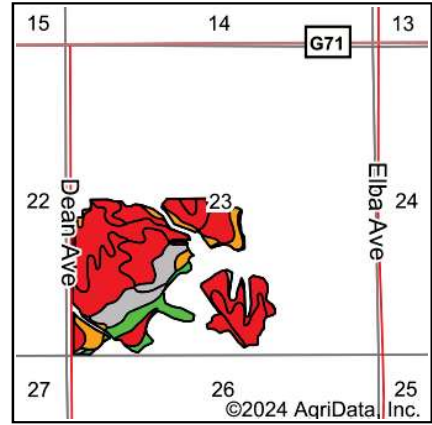
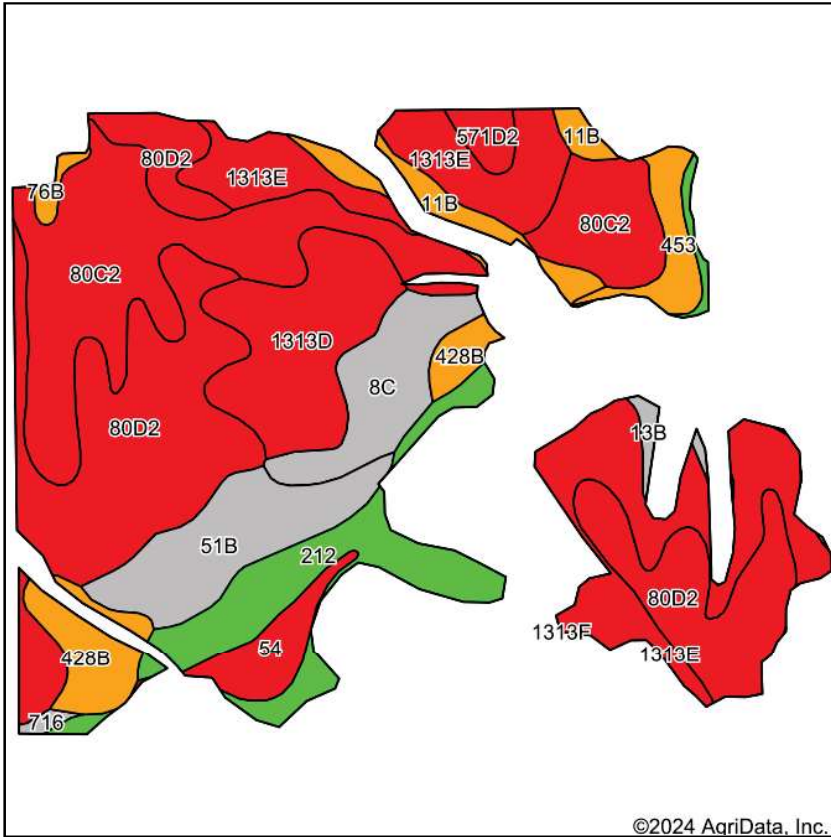
Area Symbol: IA123, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	24.44	22.4%		69
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	22.59	20.7%		46
1313D	Munterville silt loam, 9 to 14 percent slopes	10.93	10.0%		35
212	Kennebec silt loam, 0 to 2 percent slopes	10.58	9.7%		92
1313E	Munterville silt loam, 14 to 18 percent slopes	9.24	8.5%		24
51B	Vesser silt loam, 2 to 5 percent slopes	8.49	7.8%		77
8C	Judson silty clay loam, 5 to 9 percent slopes	6.50	6.0%		79
428B	Ely silty clay loam, 2 to 5 percent slopes	5.59	5.1%		88
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.02	2.8%		60
11B	Colo-Ely complex, 0 to 5 percent slopes	2.78	2.6%		86
453	Tuskeego silt loam, 0 to 2 percent slopes	2.64	2.4%		80
571D2	Hedrick silt loam, 9 to 14 percent slopes, moderately eroded	1.30	1.2%		51
76B	Ladoga silt loam, 2 to 5 percent slopes	0.58	0.5%		86
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	0.32	0.3%		78
<b>Weighted Average</b>					<b>61.8</b>

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

Soils data provided by USDA and NRCS.

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# Tillable & CRP Soils Map



State: **Iowa**  
 County: **Mahaska**  
 Location: **23-74N-17W**  
 Township: **Jefferson**  
 Acres: **130**

**Growthland**

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Soils data provided by USDA and NRCS.

Area Symbol: IA123, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	31.36	24.4%		46
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	24.44	18.8%		69
1313E	Munterville silt loam, 14 to 18 percent slopes	20.76	16.0%		24
1313D	Munterville silt loam, 9 to 14 percent slopes	10.93	8.4%		35
212	Kennebec silt loam, 0 to 2 percent slopes	10.58	8.1%		92
51B	Vesser silt loam, 2 to 5 percent slopes	8.49	6.5%		77
8C	Judson silty clay loam, 5 to 9 percent slopes	6.50	5.0%		79
428B	Ely silty clay loam, 2 to 5 percent slopes	5.59	4.3%		88
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.02	2.3%		60
11B	Colo-Ely complex, 0 to 5 percent slopes	2.78	2.1%		86
453	Tuskeego silt loam, 0 to 2 percent slopes	2.64	2.0%		80
571D2	Hedrick silt loam, 9 to 14 percent slopes, moderately eroded	1.30	1.0%		51
13B	Nodaway-Vesser silt loams, 2 to 5 percent slopes	0.71	0.5%		79
76B	Ladoga silt loam, 2 to 5 percent slopes	0.58	0.4%		86
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	0.32	0.2%		78
<b>Weighted Average</b>					<b>57.5</b>

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

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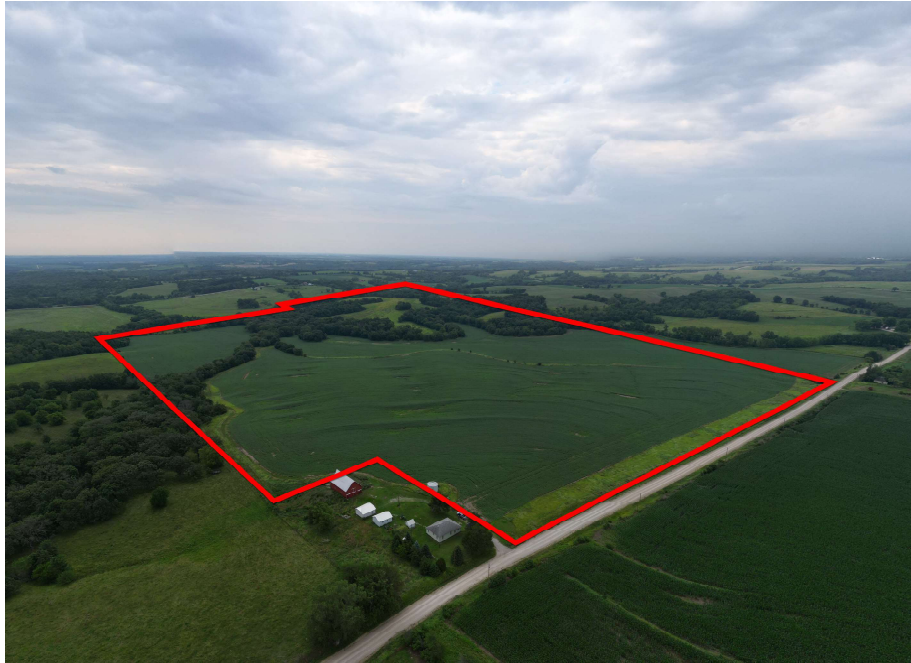
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## *Property Photos*

**Mahaska County, IA**  
**192 Acres M/L**



View from the northwest looking southeast



View from the southeast looking northwest



## *Property Photos*

**Mahaska County, IA**  
**192 Acres M/L**



View from the northeast looking southwest



View from the southwest looking northeast

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