



## FARM FOR SALE

INCLUDES 73,000 BU GRAIN STORAGE  
& BUILDING SITE

### 129 Acres M/L

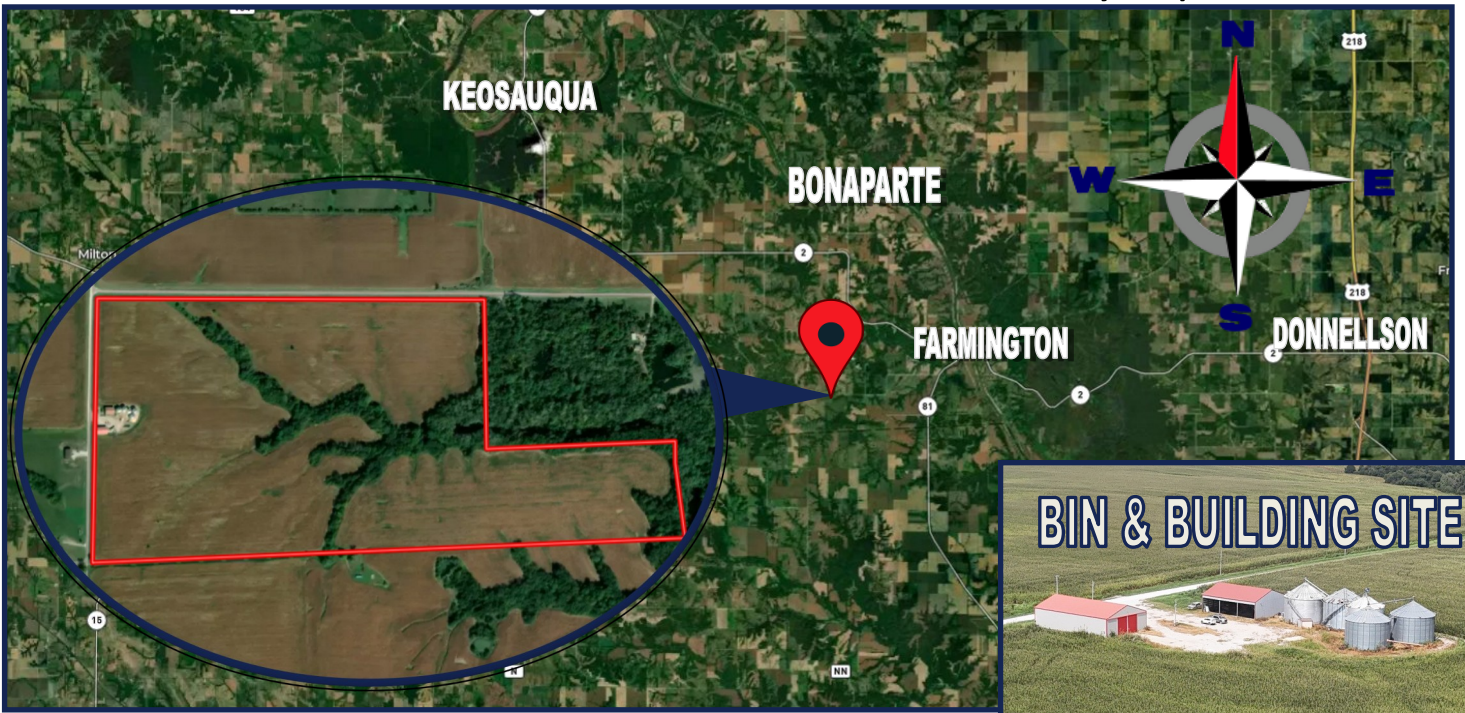
104.16 FSA Cropland A M/L; 46.8 Tillable CSR2

### Van Buren County, IA

Dale & Ella Auwaerter Farm

### \$1,173,900 (\$9,100/A)

*Plus a 1% buyer premium*



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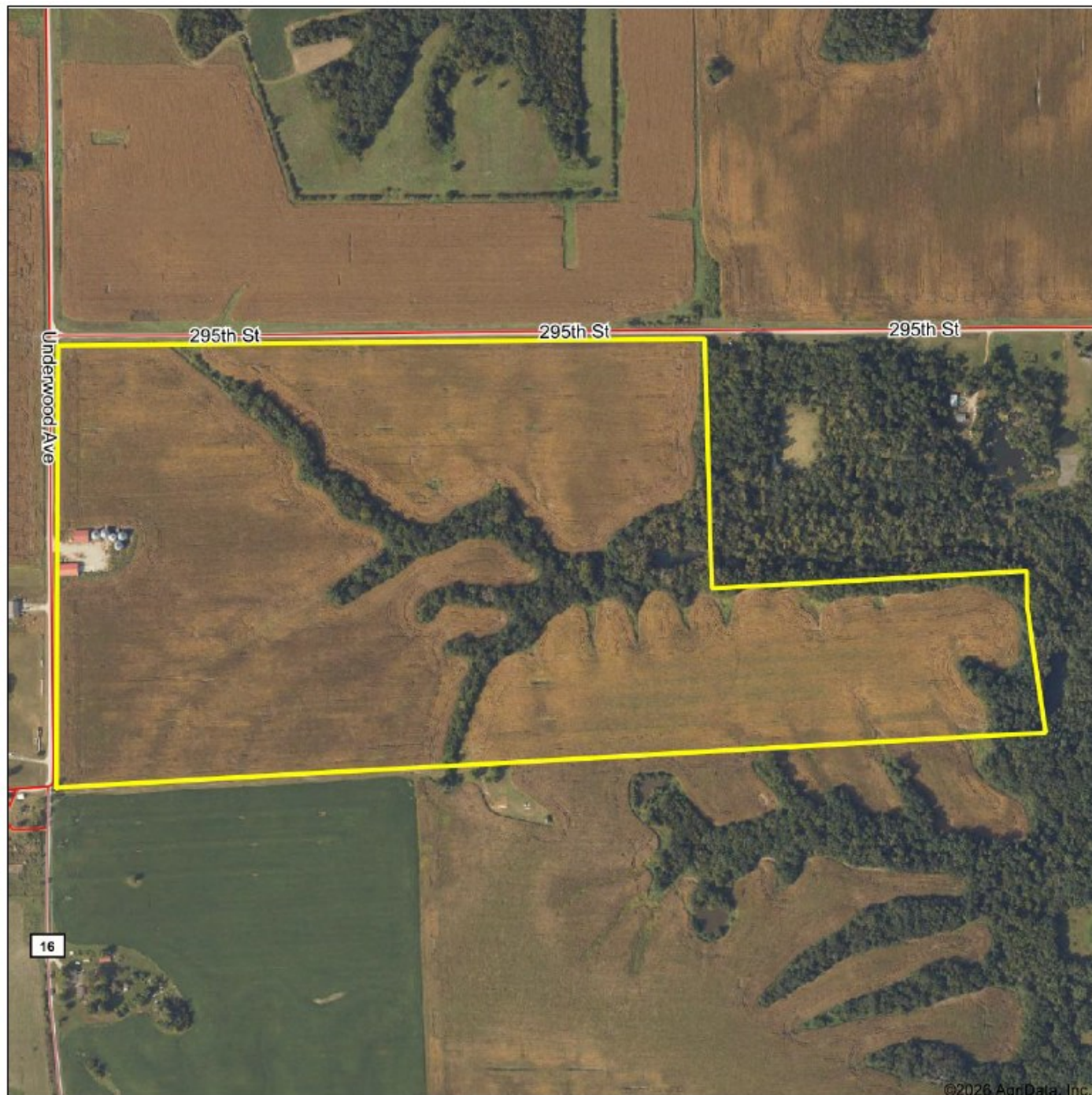
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R-8-W

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# Aerial Map



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# Property Details

## Legal Description:

Parts of sections 9 and 10, 67N-8W, Van Buren County, Iowa. Exact legal descriptions to come from Abstract.

**Township:** Farmington

## Location:

Approximately 3 miles southwest of Farmington. From Farmington, travel west on Highway 2 approximately 0.5 miles, then south on Iowa Highway 81 approximately 2 miles to 295th Street. Travel west on 295th Street approximately 1 mile to Underwood Avenue. The tract lies south of 295th Street and east of Underwood Avenue.

**Building site at 29738 Underwood Avenue, Farmington.**

## Acreage Breakdown:

**FSA Acres:** 131.96  
**FSA Cropland Acres:** 104.16  
**Building Acres:** 1.27  
**Taxable Acres:** 128.94

**Soil Productivity:** Tillable CSR2: 46.8

**Property Taxes:** \$2,516

**Parcel Numbers:** 000201609400100      000201609400200  
000201609400300      000201610300300

**School District:** Van Buren

**FSA Farm Base Acres:** Corn Base Acres: 69.44  
Corn PLC Yield: 116  
Bean Base Acres: 34.32  
Bean PLC Yield: 42

## Building Site Info:

| Buildings                                  |               | Grain Bins           |               |
|--------------------------------------------|---------------|----------------------|---------------|
|                                            |               | Size                 | Year Built    |
| 48' x 81' Machine Shed:                    | Built in 2014 |                      |               |
|                                            | 3,888 Sq Ft   | 36' x 23'            | 2004          |
| 48' x 60' Utility Building:                | Built in 2004 | 36' x 24'            | 2013          |
|                                            | 2,880 Sq Ft   | 36' x 24'            | 2013          |
|                                            |               | 24' x 23'            | 1981          |
| Shivvers dryer and CompuDry Command Center |               | 21' x 18'            | 1977          |
|                                            |               | <b>Total Bushel:</b> | <b>73,327</b> |

## Comments:

This 129-acre m/l Van Buren County farm is located approximately three miles southwest of Farmington, Iowa, with access from 295th Street and Underwood Avenue. The property includes approximately 104.16 acres of cropland with a tillable CSR2 rating of 46.8, along with a well-improved building site featuring a 3,888-square-foot machine shed, utility building, and five grain bins providing over 73,000 bushels of total grain storage. The grain facility also includes a Shivvers drying system and CompuDry Command Center, adding significant utility to this productive agricultural property. Available for the 2027 crop year if closed before 3/1/2027.

## Buyer's Premium

A 1% buyer premium will be added to the accepted purchase price and is paid by the buyer at closing.

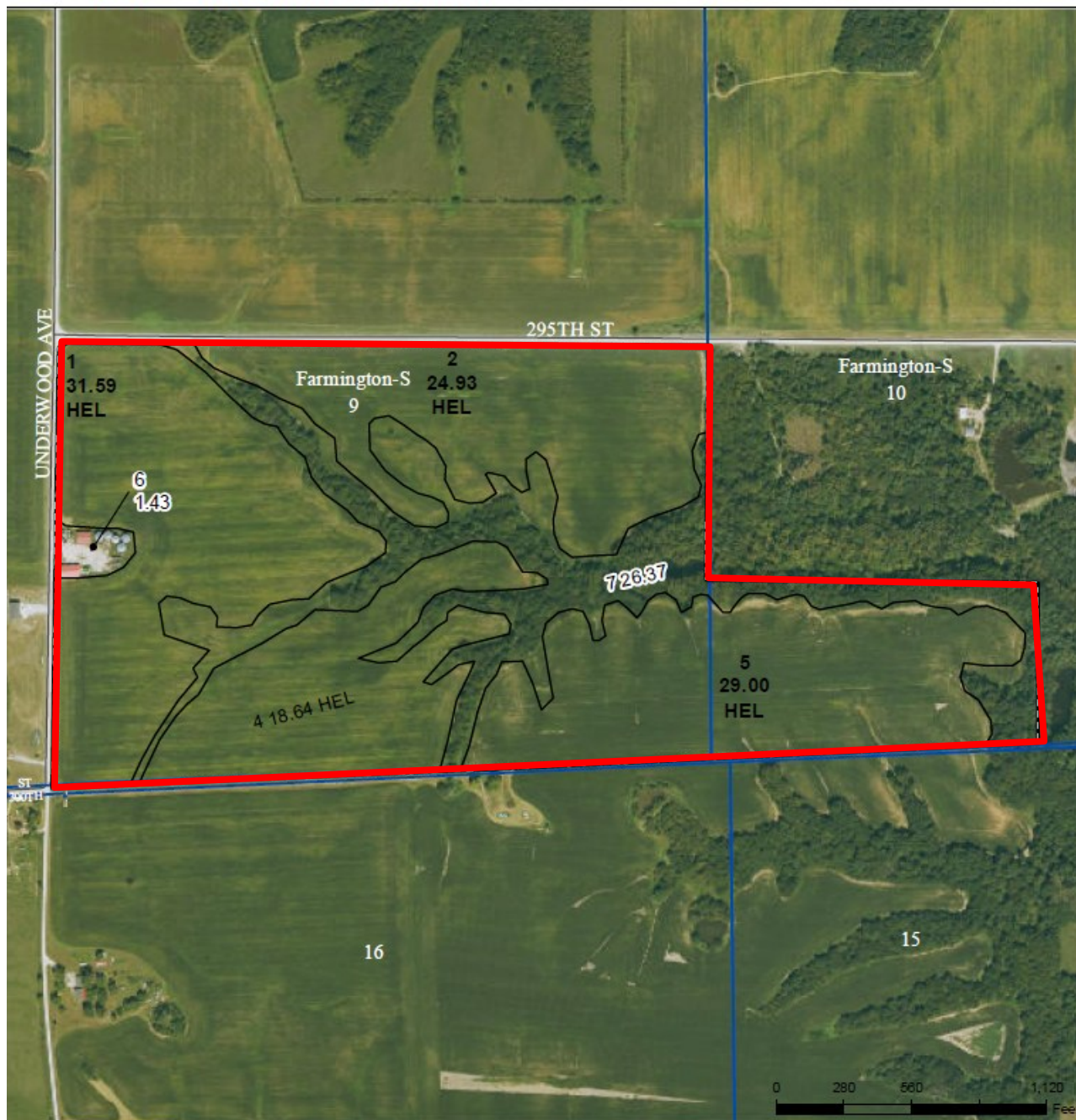


# FSA Aerial Map



United States  
Department of  
Agriculture

Van Buren County, Iowa



## Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

## Wetland Determination Identifiers

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

Tract Cropland Total: 104.16 acres

2026 Program Year

Map Created November 24, 2025

Farm 6136

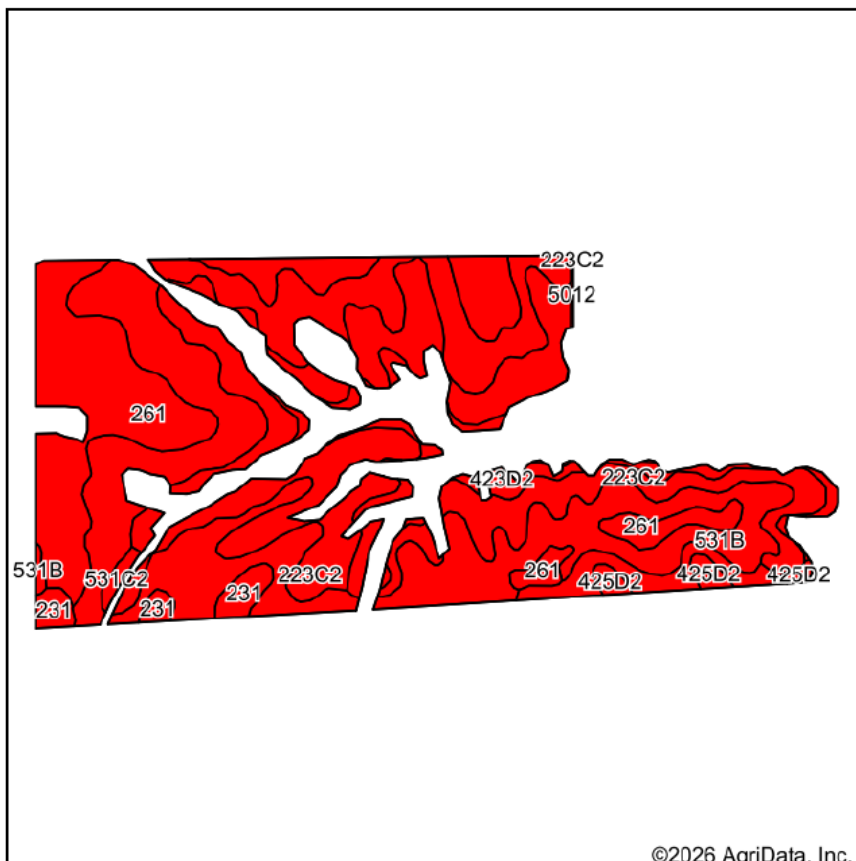
Tract 11008

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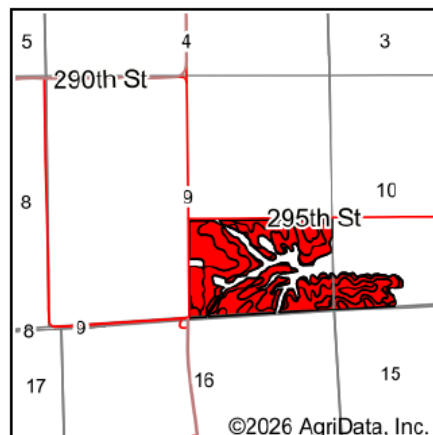
# Soil Map

## Soils Map



Soils data provided by USDA and NRCS.

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State: Iowa  
County: Van Buren  
Location: 9-67N-8W  
Township: Farmington  
Acres: 104.75



Area Symbol: IA177, Soil Area Version: 33

| Code             | Soil Description                                                    | Acres | Percent of field | CSR2 Legend | CSR2** |
|------------------|---------------------------------------------------------------------|-------|------------------|-------------|--------|
| 531B             | Kniffin silt loam, 2 to 5 percent slopes                            | 42.57 | 40.7%            |             | 55     |
| 223C2            | Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded     | 28.57 | 27.3%            |             | 45     |
| 261              | Appanoose silt loam, 0 to 2 percent slopes                          | 21.49 | 20.5%            |             | 41     |
| 423D2            | Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded | 4.58  | 4.4%             |             | 6      |
| 432C2            | Gorin silty clay loam, 3 to 9 percent slopes, moderately eroded     | 2.98  | 2.8%             |             | 59     |
| 231              | Edina silt loam, 0 to 2 percent slopes                              | 2.31  | 2.2%             |             | 59     |
| 425D2            | Keswick clay loam, 9 to 14 percent slopes, moderately eroded        | 1.21  | 1.2%             |             | 8      |
| 531C2            | Kniffin silty clay loam, 5 to 9 percent slopes, moderately eroded   | 0.89  | 0.8%             |             | 48     |
| 5012             | Anthropotic Udorthents, mine spoil, 0 to 60 percent slopes          | 0.15  | 0.1%             |             | 5      |
| Weighted Average |                                                                     |       |                  |             | 46.8   |



**View from the northwest corner looking southeast**



**View from the far east border looking west**



**View from the central northeast corner looking southwest**



**View from southwest corner looking northeast**



**Building Site Aerial View**



**Bin Site**



**Utility Building**



**Machine Shed Interior**



**Grain Dryer Controller**



**Grain Dryer**