



FARMLAND FOR SALE

Van Buren County, IA

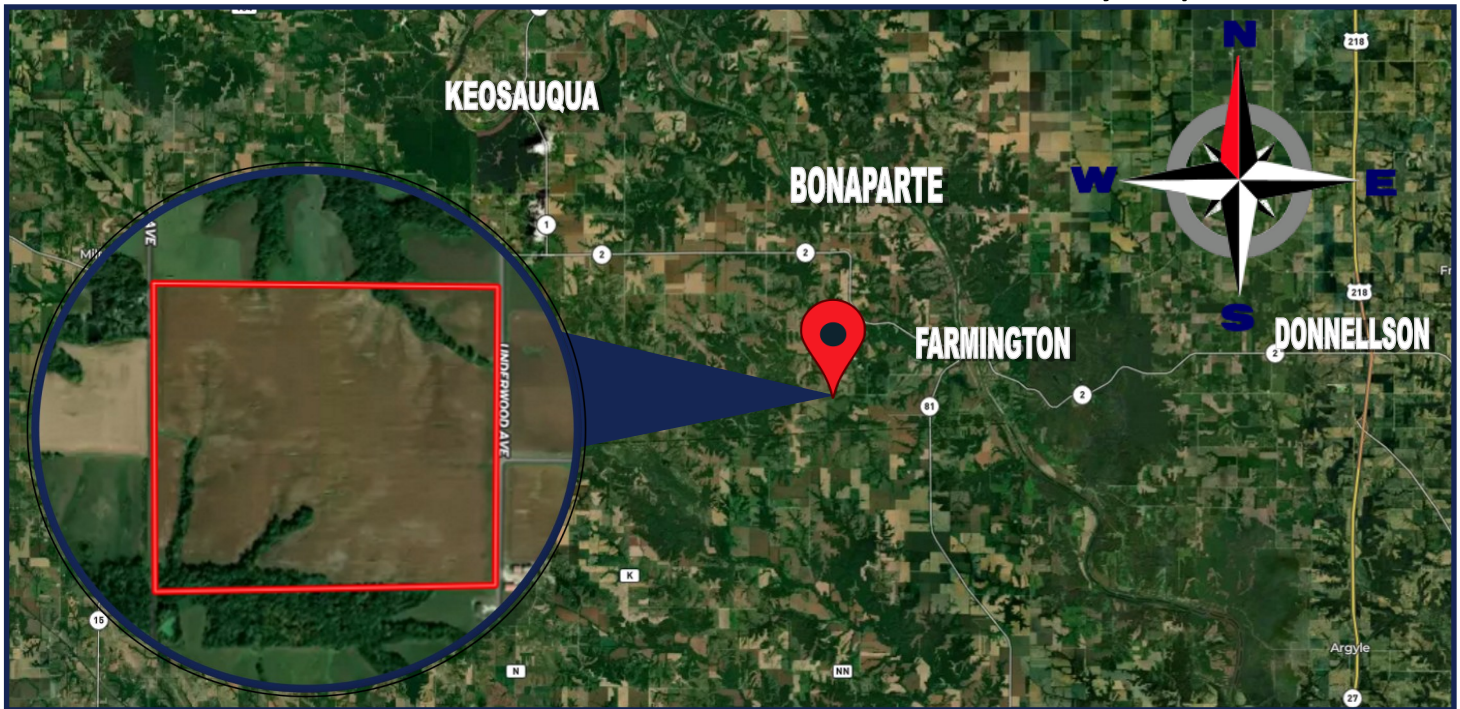
137 Acres M/L

126.36 FSA Cropland A M/L; 39.3 Tillable CSR2

Dale & Ella Auwaerter Farm

\$1,068,600 (\$7,800/A)

Plus a 1% buyer premium



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Plat Map

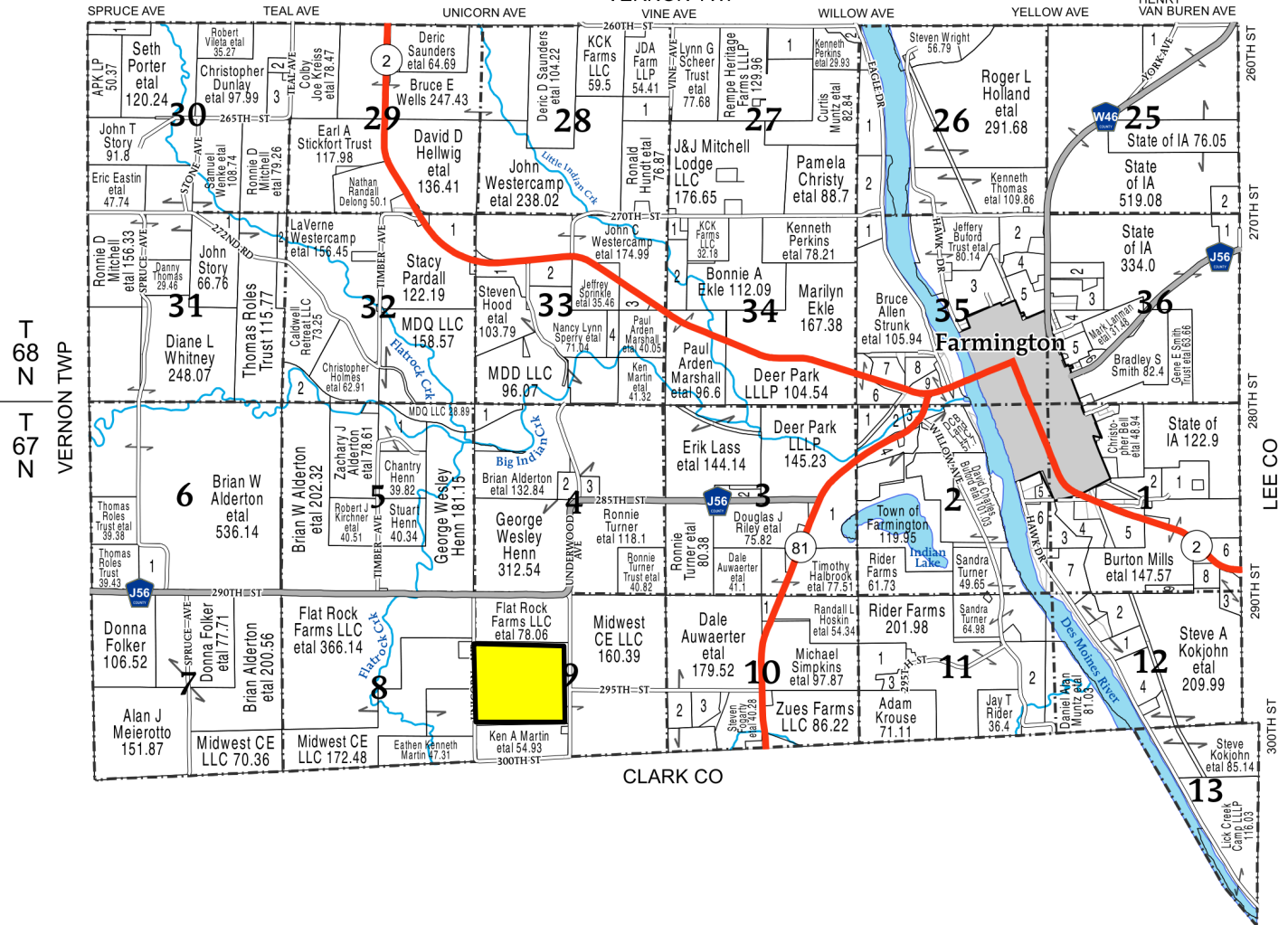
T-67-68-N

FARMINGTON PLAT

R-8-W

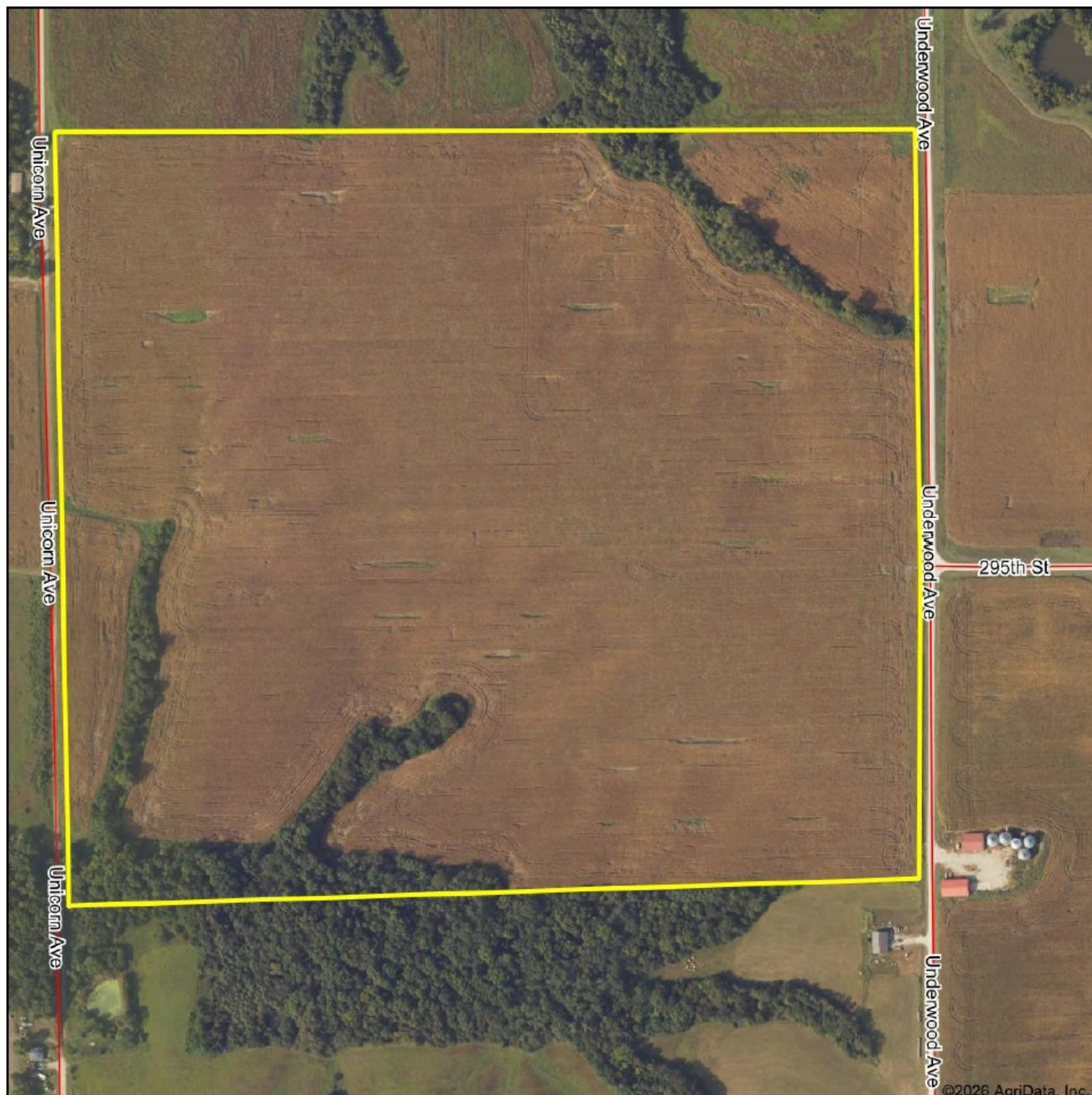
(Landowners)

VERNON TWP



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Aerial Map





Property Details

Legal Description:

Part of 9-67N-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 West of the 295th Street and Underwood Avenue intersection.

Acreage Breakdown:

FSA Acres:	137.42
FSA Cropland Acres:	126.36
Taxable Acres:	136.70

Soil Productivity:

Tillable CSR2: 39.3

Property Taxes:

\$1,870

Parcel Numbers:

000201609100300	000201609100400
000201609300100	000201609300200

School District:

Van Buren

FSA Farm Base Acres:

Corn Base Acres:	8.10
Corn PLC Yield:	106

Comments:

This 137-acre m/l Van Buren County farm is located approximately three miles southwest of Farmington, Iowa, between Unicorn Avenue and Underwood Avenue. The property includes approximately 126.36 acres of cropland with a tillable CSR2 rating of 39.3, offering a productive agricultural land investment in a strong farming area. The tract features good access from 295th Street and is well suited for continued row-crop production. 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.

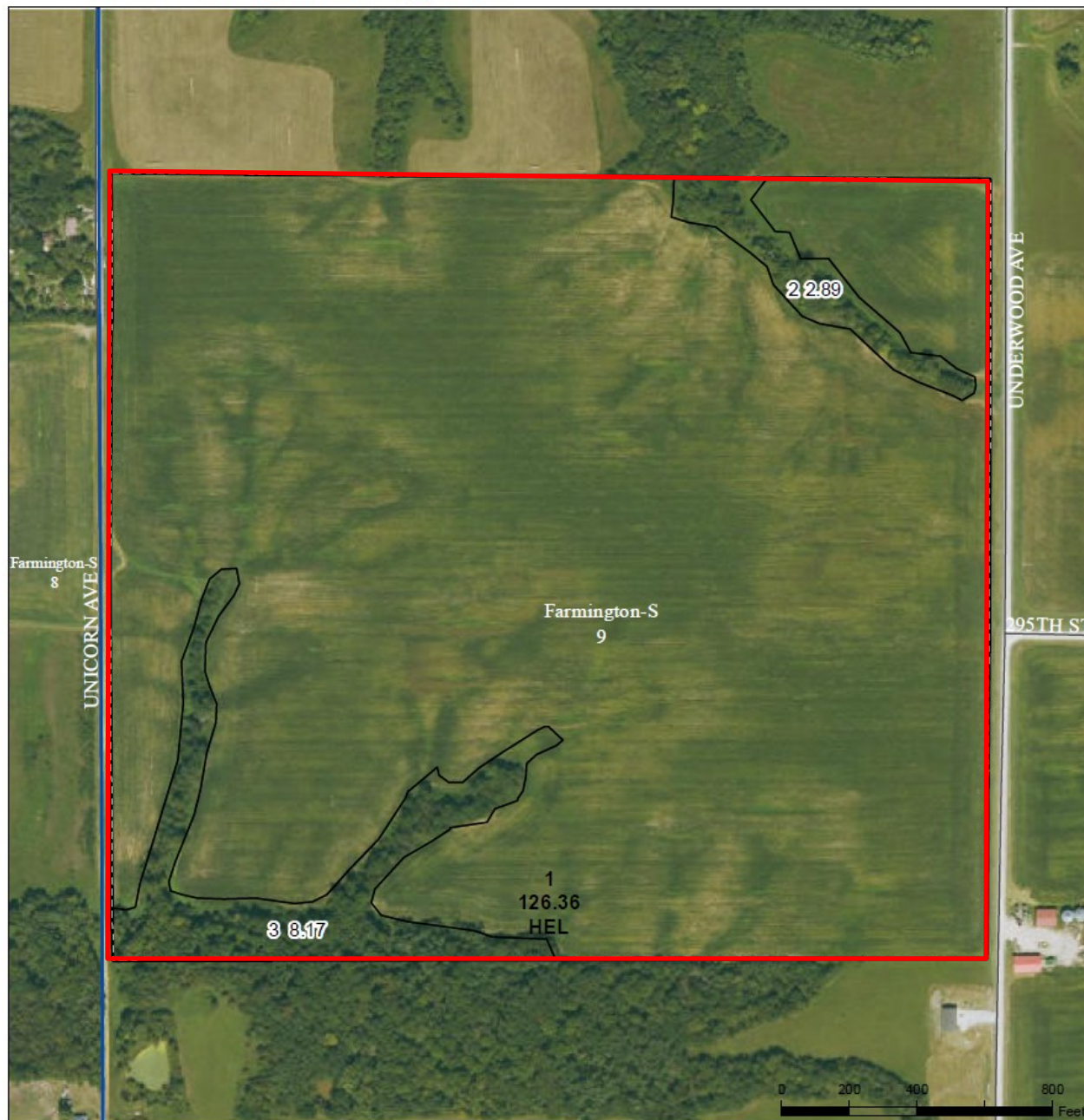


FSA Aerial Map



United States
Department of
Agriculture

Van Buren County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 126.36 acres

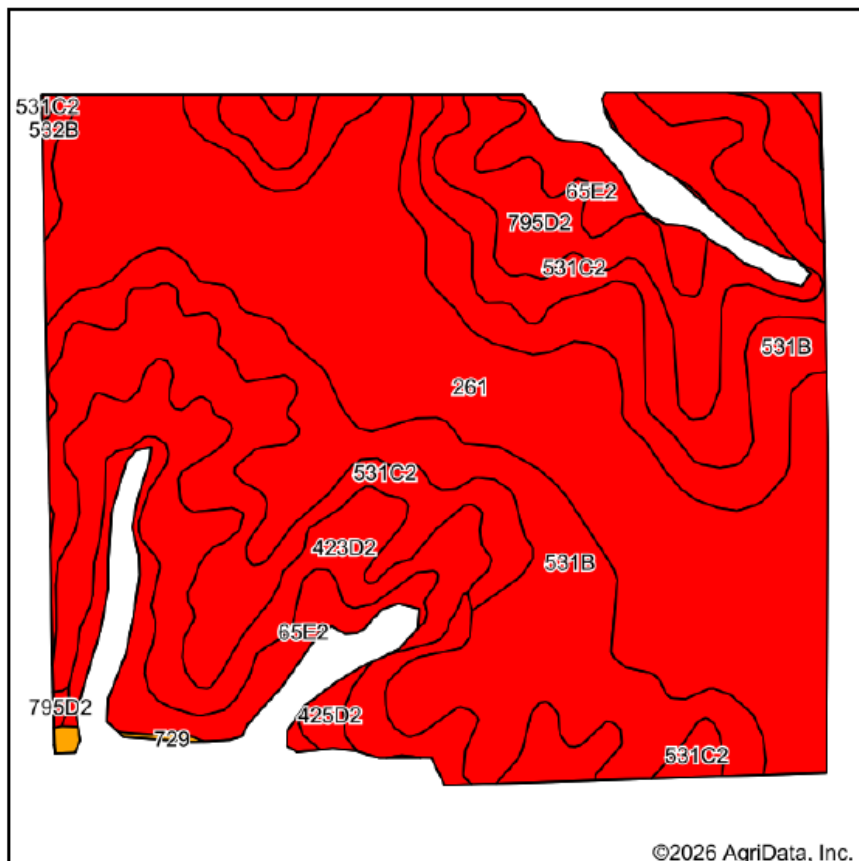
2026 Program Year
Map Created November 24, 2025

Farm 152
Tract 1872

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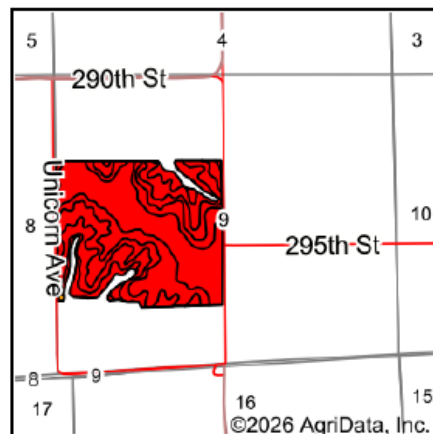
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Soil Map



Soils data provided by USDA and NRCS.

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State: Iowa
County: Van Buren
Location: 9-67N-8W
Township: Farmington
Acres: 126.36



Area Symbol: IA177, Soil Area Version: 33

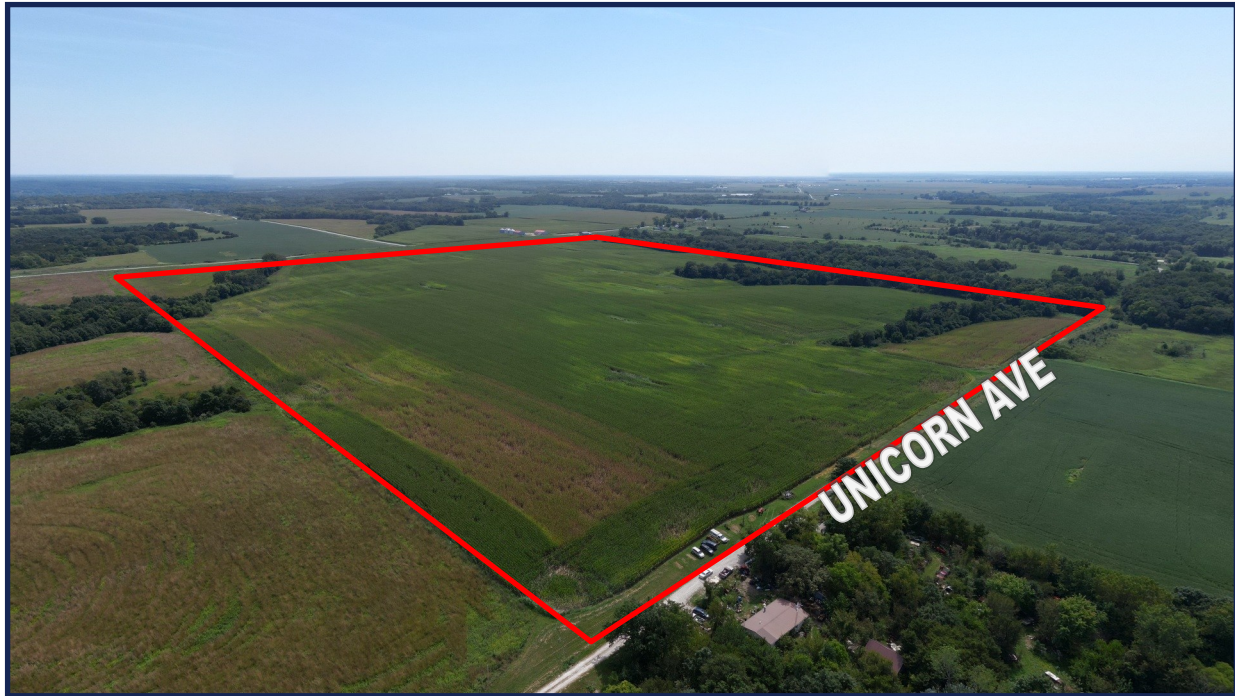
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
261	Appanoose silt loam, 0 to 2 percent slopes	39.02	30.8%		41
531B	Kniffin silt loam, 2 to 5 percent slopes	30.21	23.9%		55
531C2	Kniffin silty clay loam, 5 to 9 percent slopes, moderately eroded	23.02	18.2%		48
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	11.51	9.1%		6
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	9.12	7.2%		7
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	8.28	6.6%		29
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	3.64	2.9%		45
425D2	Keswick clay loam, 9 to 14 percent slopes, moderately eroded	0.71	0.6%		8
532B	Rathbun silt loam, 2 to 5 percent slopes	0.57	0.5%		55
729	Nodaway-Coppock complex, 0 to 2 percent slopes, occasionally flooded	0.28	0.2%		81
Weighted Average					39.3



View from the southeast corner looking northwest



View from southwest corner looking northeast



View from the northwest corner looking southeast



View from northeast corner looking southwest