



## FARMLAND FOR SALE

**Van Buren County, IA**

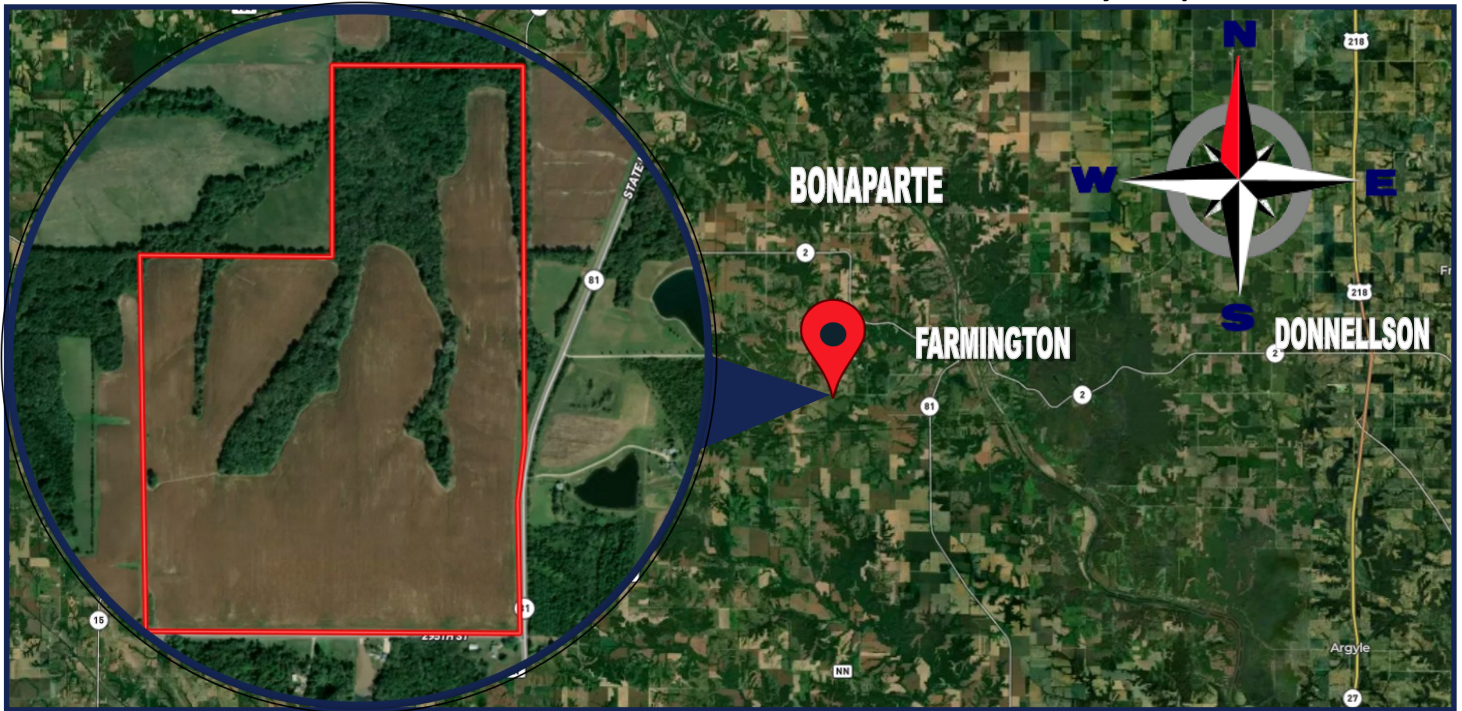
**197 Acres M/L**

145.56 FSA Cropland A M/L; 47.8 Tillable CSR2

**Dale & Ella Auwaerter Farm**

**\$1,576,000 (\$8,000/A)**

*Plus a 1% buyer premium*



**MAC CHILTON**

*Farm Manager, Real Estate Agent*  
**Licensed In IA, IL & MO**

*Associate Appraiser*  
**Licensed In IA**

📞 641-954-1869

✉ mac@growthland.com



**JAY LAMPE**

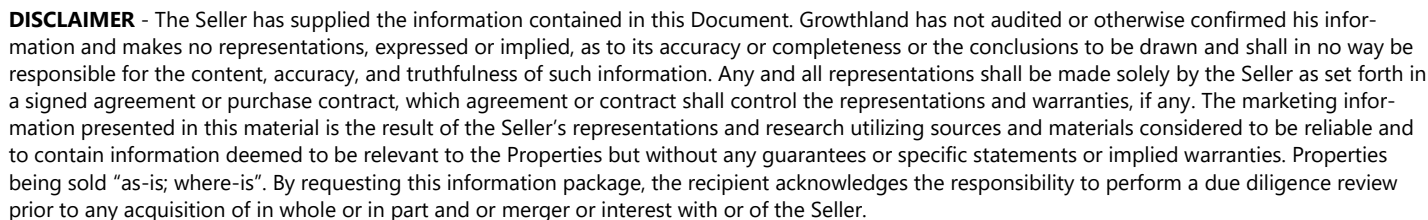
*Real Estate Agent, Swine Consulting*  
**Licensed In IA, IL, MN, MO & NE**

📞 319-470-7049

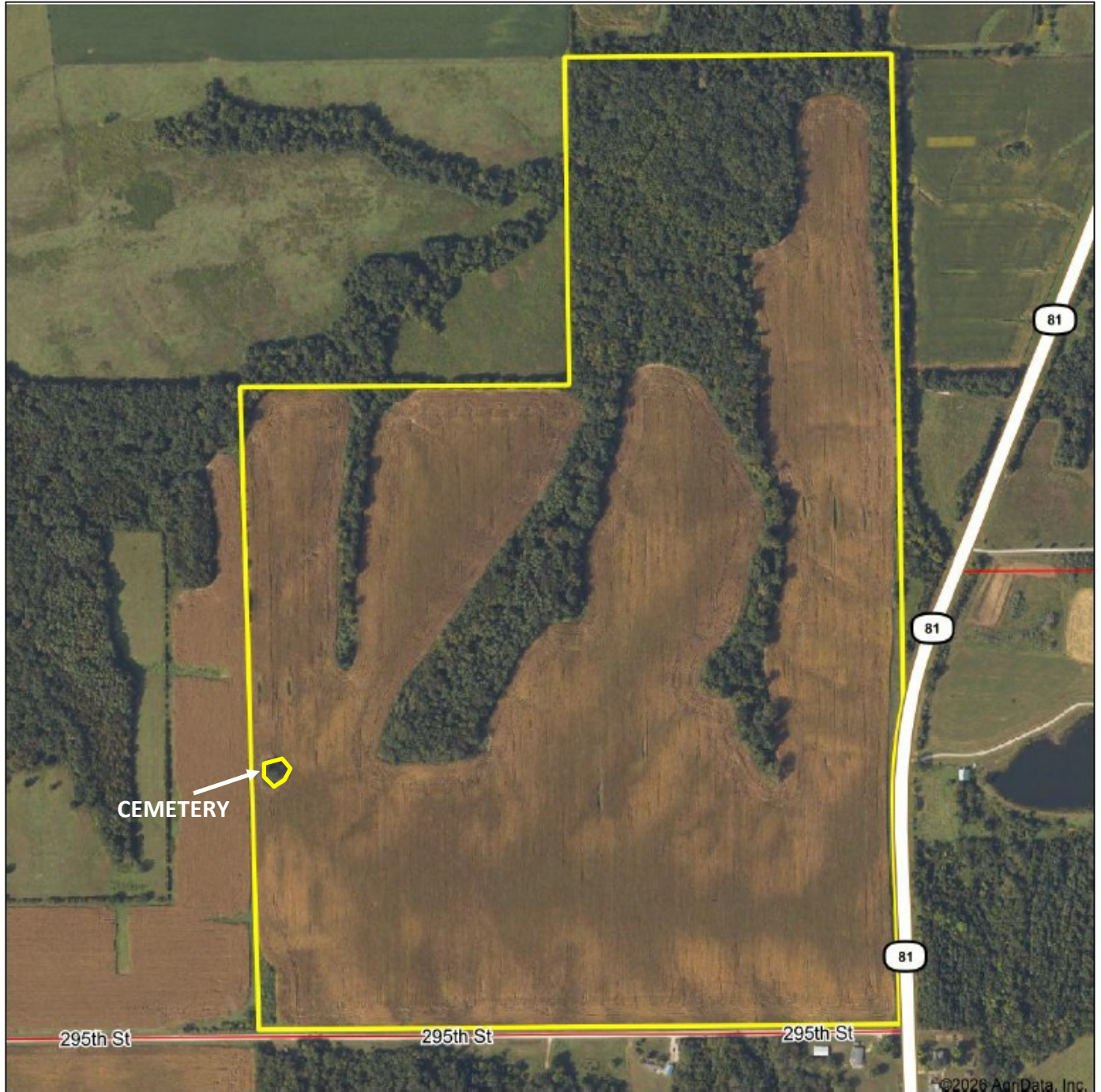
✉ jay@growthland.com



R-8-W



# Aerial Map





# Property Details

## Legal Description:

The Northwest Quarter of Section 10, and the Southeast Quarter of the Southwest Quarter of Section 3, all in Township 67 North, Range 8 West, containing 197.64 acres, more or less, excepting the following: The Wells' Family Cemetery, which is located on said premises, and also excepting .36 acres conveyed to the State of Iowa, for Highway purposes.

**Township:** Farmington

## Location:

Lying in Sections 3 and 10, west of Iowa Highway 81 and north of 295th Street. From Farmington, travel west on Highway 2 approximately 0.5 miles, then south on Iowa Highway 81 approximately 1.5 miles. The tract lies on the west side of the highway.

## Acreage Breakdown:

**FSA Acres:** 199.82  
**FSA Cropland Acres:** 145.56  
**Taxable Acres:** 197.10

**Soil Productivity:** Tillable CSR2: 47.8

**Property Taxes:** \$3,042

**Parcel Numbers:** 000201603300400 000201610100200 000201610100400  
000201610100100 000201610100300

**School District:** Van Buren

**FSA Farm Base Acres:** Corn Base Acres: 1.80  
Corn PLC Yield: 106

## Comments:

This 197-acre m/l Van Buren County farm is located approximately two miles south of Farmington, Iowa, along Iowa Highway 81 and north of 295th Street. The property includes approximately 145.56 acres of cropland with a tillable CSR2 rating of 47.8. With convenient highway access, productive cropland, and a combination of open farmland and recreational appeal, this tract offers an attractive opportunity for both agricultural producers and land investors. Available for the 2027 crop year if closed before 3/1/2027.

DISCLAIMER: A family cemetery are excepted out of the deed are not included in the acres offered. Iowa law allows descendants reasonable access to visit, with advance notice to the owner.

## Buyer's Premium

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

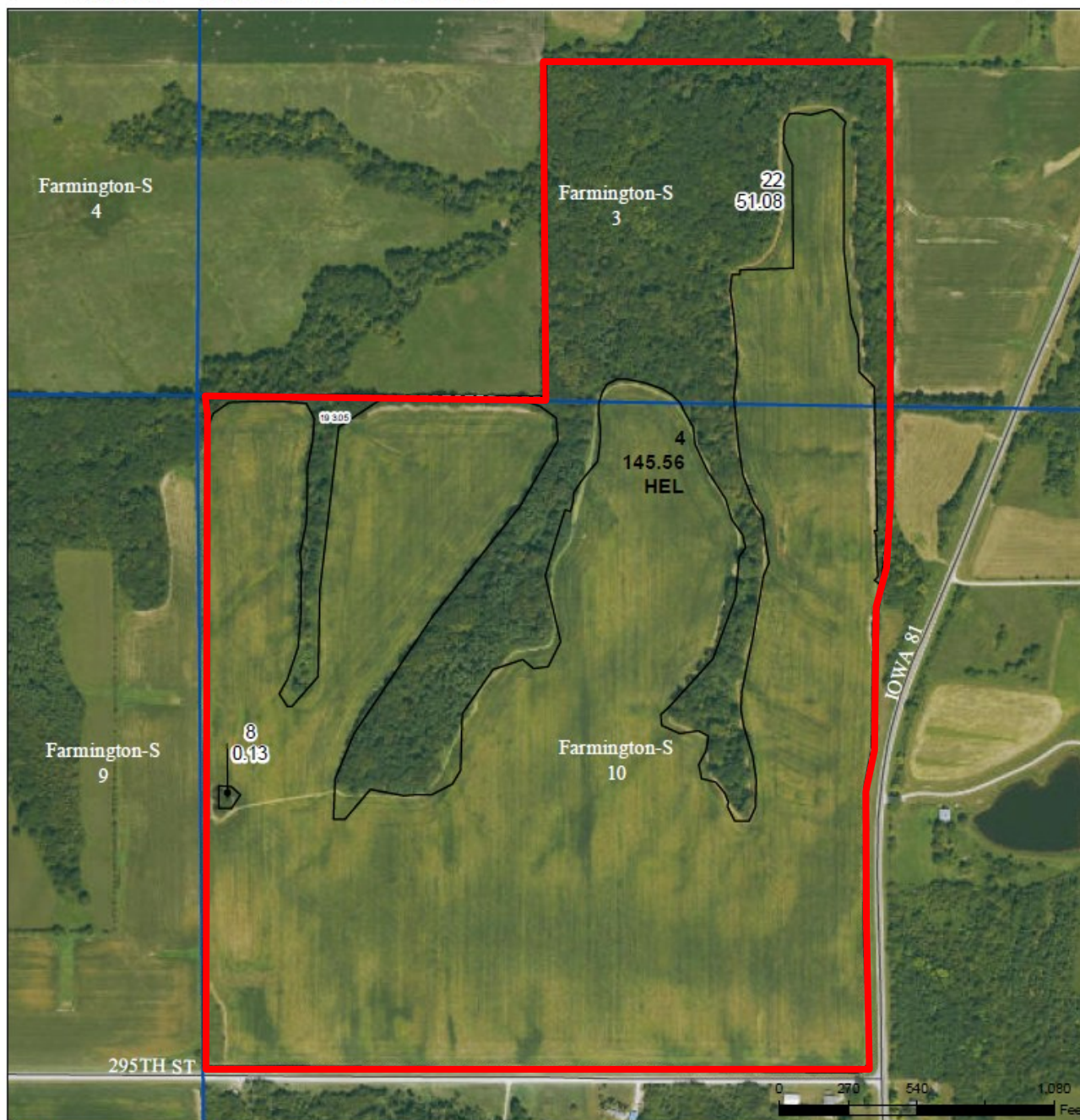


# FSA Aerial Map

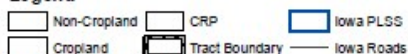


United States  
Department of  
Agriculture

Van Buren County, Iowa



## Legend



## Wetland Determination Identifiers

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

Tract Cropland Total: 145.56 acres

2026 Program Year

Map Created November 24, 2025

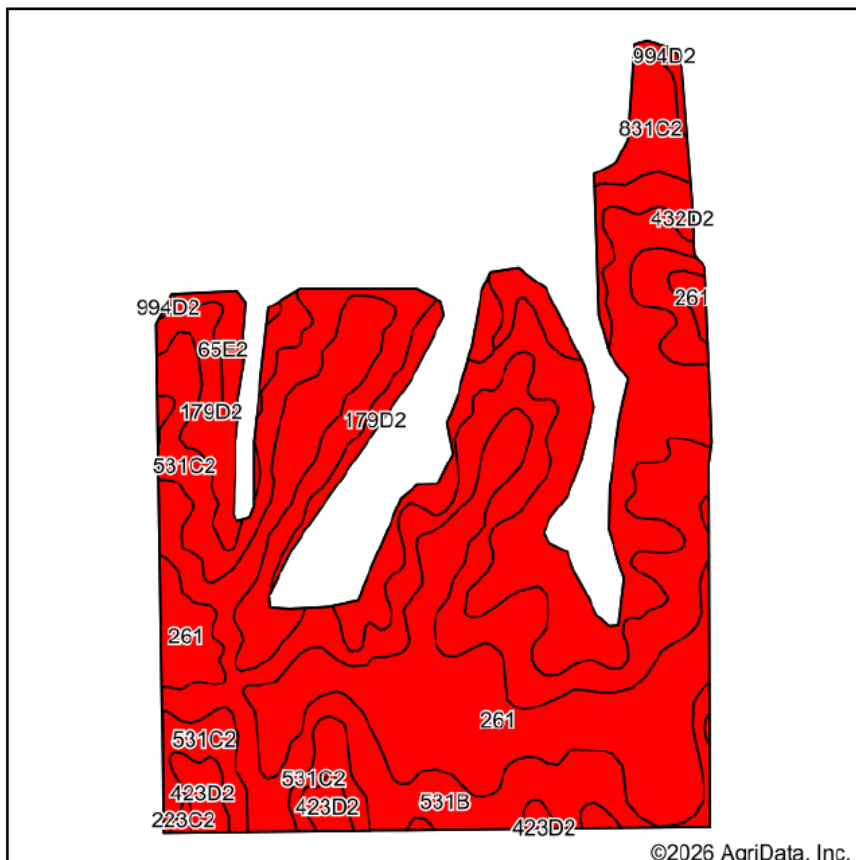
Farm 152  
Tract 1873

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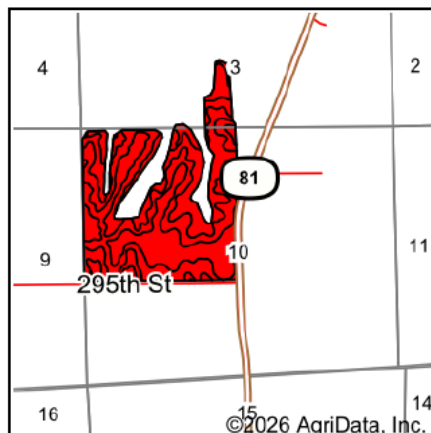


# Soil Map



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Soils data provided by USDA and NRCS.



State: Iowa  
County: Van Buren  
Location: 10-67N-8W  
Township: Farmington  
Acres: 145.56



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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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                                    | 46.82 | 32.2%            |             | 55     |
| 531C2            | Kniffin silty clay loam, 5 to 9 percent slopes, moderately eroded           | 45.58 | 31.3%            |             | 48     |
| 261              | Appanoose silt loam, 0 to 2 percent slopes                                  | 31.60 | 21.7%            |             | 41     |
| 179D2            | Gara clay loam, 9 to 14 percent slopes, moderately eroded                   | 8.35  | 5.7%             |             | 48     |
| 432D2            | Gorin silty clay loam, 9 to 14 percent slopes, moderately eroded            | 4.21  | 2.9%             |             | 40     |
| 831C2            | Pershing silty clay loam, terrace, 5 to 9 percent slopes, moderately eroded | 3.54  | 2.4%             |             | 64     |
| 423D2            | Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded         | 2.66  | 1.8%             |             | 6      |
| 65E2             | Lindley loam, 14 to 18 percent slopes, moderately eroded                    | 1.85  | 1.3%             |             | 29     |
| 994D2            | Galland-Douds loams, heavy loess, 9 to 14 percent slopes, moderately eroded | 0.72  | 0.5%             |             | 24     |
| 223C2            | Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded             | 0.23  | 0.2%             |             | 45     |
| Weighted Average |                                                                             |       |                  |             | 47.8   |



**View from the southwest corner looking northeast**



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



**View from the north looking south**



**View from southwest corner looking northeast**