GROWTHLAND
Where Knowledge and Expertise Create Opportunity



Available for Bid

Bids due December 17th, 2026 at 10 AM

Bid Process Outline on Page 2

Jones County, IA

154 Acres M/L

Available in 2 Tracts

Tract 1: 75 Acres M/L; 57.66 Tillable A M/L; 76.8 CSR2

Tract 2: 79 Acres M/L; 67.54 Tillable A M/L; 68.7 CSR2

Located approximately one mile south of Morley, Iowa





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Bid Process

Property Location

Located approximately one mile south of Morley, Iowa, in Sections 18 and 19 of Rome Township, Jones County.

Offer Process

- Prospects will submit offers via customized bid form by **December 17, 2026, at 10 AM CST**. Ask Agent for bid form.
- Tract 1 and 2 will be offered as individual tracts only.

Seller Options

Round One Bidding Process:

- Prospects will submit a bid by **December 17, 2026, at 10 AM 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 top 4 bidders per each tract offered to a bid-off on **December 17, 2026, at 2 PM CST. Location TBD** (Round Two).

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 the responsibility of the Buyer(s). The 2026 lease has been terminated and the farmland tracts are available for the 2027 crop year.

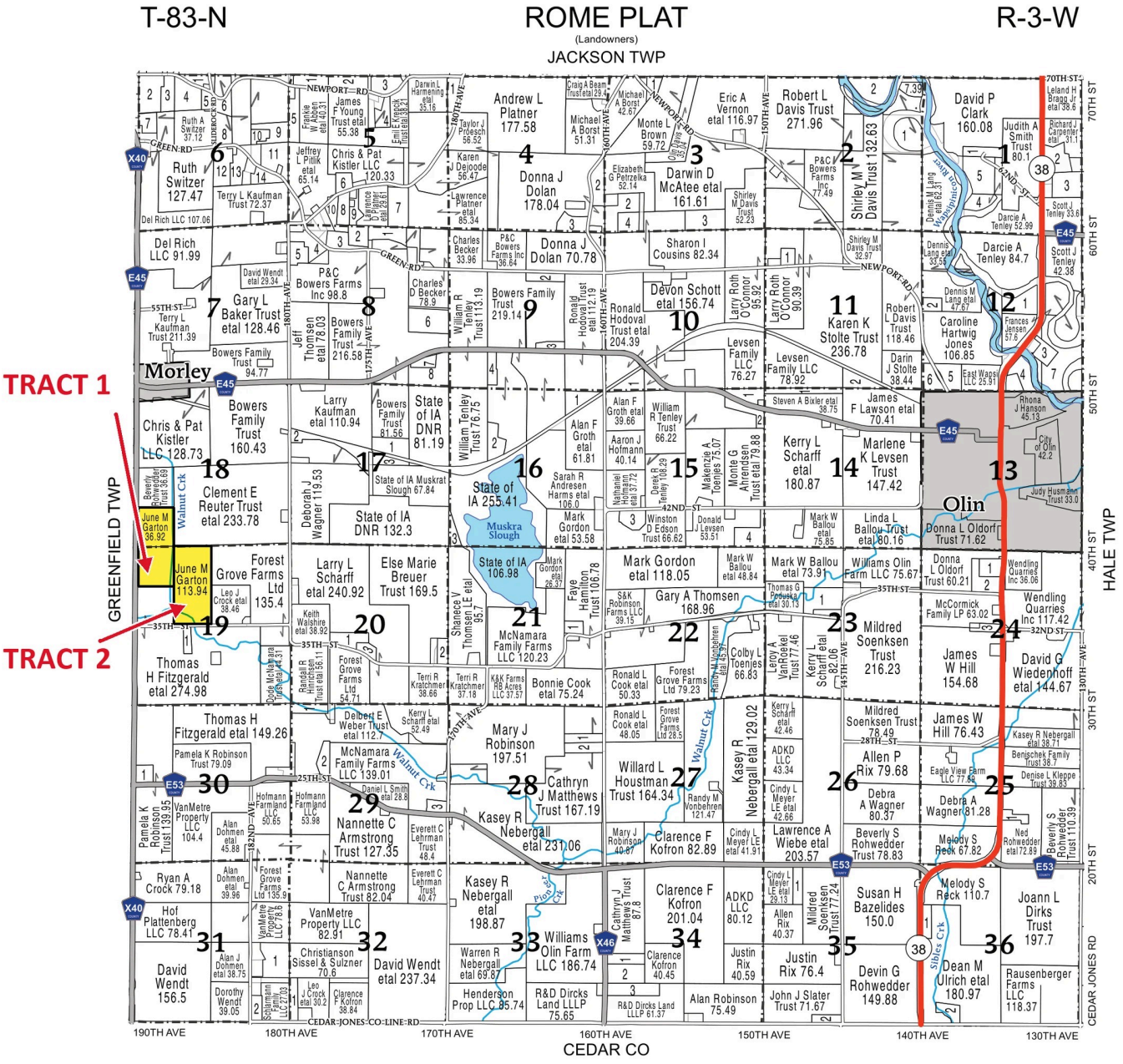
Agency Disclaimer

Growthland and their associates are agents of the Seller

DISCLAIMER: The Seller has supplied the information contained in this Document. Growthland has not audited or otherwise confirmed this information and makes no representations, expressed or implied, as to its accuracy or completeness or the conclusions to be drawn and shall in no way be responsible for the content, accuracy, and truthfulness of such information. Any and all representations shall be made solely by the Seller as set forth in a signed agreement or purchase contract, which agreement or contract shall control the representations and warranties, if any. The marketing information presented in this material is the result of the Seller's representations and research utilizing sources and materials considered to be reliable and to contain information deemed to be relevant to the Properties but without any guarantees or specific statements or implied warranties. Properties being sold "as-is; where-is". By requesting this information package, the recipient acknowledges the responsibility to perform a due diligence review prior to any acquisition of in whole or in part and or merger or interest with or of the Seller.

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Plat Map

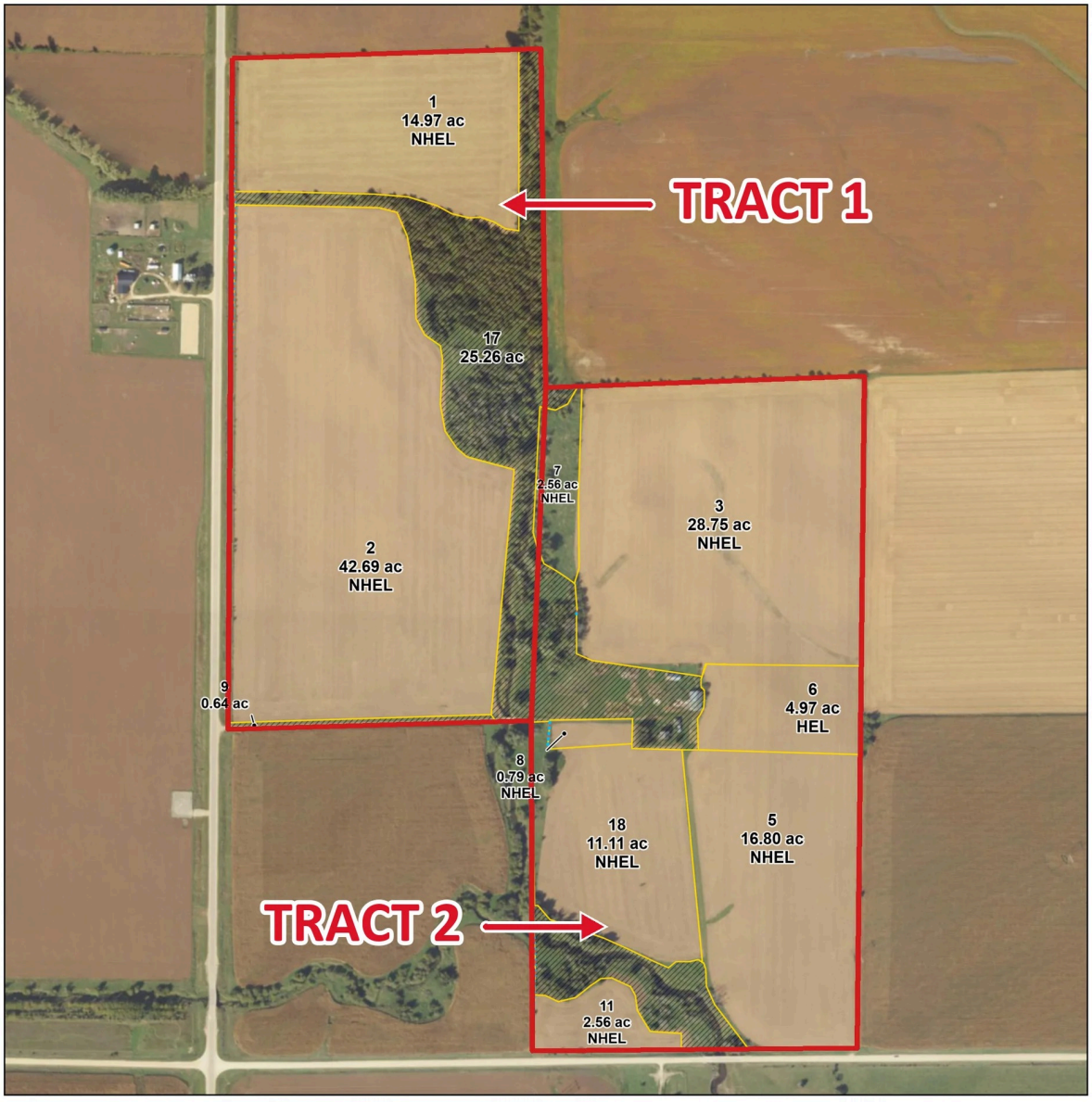


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FSA Aerial Map

USDA

GEAR MAP | Farm **4485** | Tract **1232** | PY **2027** Jones County, Iowa



Common Land Unit

- Field Boundary
- Subfield Boundary
- Tract Boundary
- Farm Boundary
- // Non-Cropland
- // CRP

Wetland Determination

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

Physical County: Jones

0 500 1000 Ft

Map Created November 09, 2026

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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Property Details

Tract 1: 75 Acres M/L



Acreage Breakdown:

Taxable Acres:	74.43
Tillable Acres:	57.66

FSA Farm Base Acres:

Corn Base Acres:	43.20
Corn PLC Yield:	156
Beans Base Acres:	4.56
Beans PLC Yield:	43
Oats Base Acres:	7.08
Oats PLC Yield:	59

Soil Productivity: **Tillable CSR2:** 76.8

Property Taxes: $2,246

Parcel Numbers: 1418300003 1419100001

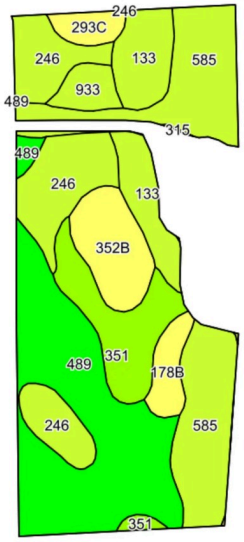
Township: Rome

School District: Olin Community

Comments:

Bordered on the west by X40. Walnut Creek runs along the east border. Timber and grass strips border the creek. Drainage tile is present. An easement exists with MVEC for an electrical distribution line that crosses the south end of the property. Contact agents to discuss possible relocation and associated costs. FSA base acres are estimated pending FSA reconstitution.





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Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2
489	Ossian silt loam, 0 to 2 percent slopes	15.98	27.7%		90
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	12.53	21.7%		70
246	Curran silt loam, 0 to 2 percent slopes	9.44	16.4%		79
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.74	10.0%		78
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	5.45	9.5%		80
352B	Whittier silt loam, 1 to 5 percent slopes	4.09	7.1%		50
178B	Waukee loam, 2 to 5 percent slopes	1.72	3.0%		64
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	1.47	2.5%		78
293C	Chelsea-Fayette-Lamont complex, 2 to 9 percent slopes	1.24	2.2%		44
				Weighted Average	**76.8**

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Photos

Tract 1: 75 Acres M/L



View from the southeast looking northwest



View from the southwest looking northeast

Property Details

Tract 2: 79 Acres M/L



Acreage Breakdown:

Taxable Acres:	79.00
Tillable Acres:	67.54

FSA Farm Base Acres:

Corn Base Acres:	50.72
Corn PLC Yield:	156
Beans Base Acres:	5.35
Beans PLC Yield:	43
Oats Base Acres:	8.32
Oats PLC Yield:	59

Soil Productivity: **Tillable CSR2:** 68.7

Property Taxes: $2,800

Parcel Numbers: 1419100002 1419100004

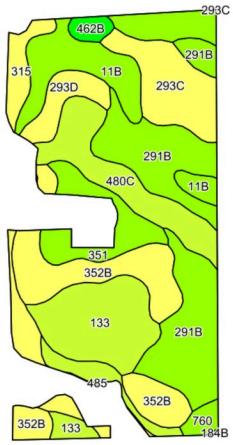
Township: Rome

School District: Olin Community

Comments:

Bordered on the south by 35th Street. Walnut Creek crosses the southwest 40 acres. Grass strips border the creek. Drainage tile is adequate. The owner is working with the FSA to bring the former building site into cropland. Tillable acres do not include the former building site. Tillable and base acres are pending FSA reconstitution. An easement exists with MVEC for an electrical distribution line that crosses the southwest portion of the property. Contact agents to discuss possible relocation and associated costs. There is also an easement for high voltage transmission lines that cross the southeast corner of the property.





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Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2
291B	Atterberry silt loam, 2 to 5 percent slopes	14.47	21.4%		85
352B	Whittier silt loam, 1 to 5 percent slopes	9.78	14.5%		50
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.53	12.6%		78
11B	Colo-Ely complex, 0 to 5 percent slopes	8.42	12.5%		86
480C	Orwood silt loam, 5 to 9 percent slopes	6.52	9.7%		79
293C	Chelsea-Fayette-Lamont complex, 2 to 9 percent slopes	5.73	8.5%		44
315	Perks-Chaseburg complex, 0 to 2 percent slopes, frequently flooded	4.20	6.2%		24
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	4.02	6.0%		80
293D	Chelsea-Fayette-Lamont complex, 9 to 14 percent slopes	2.45	3.6%		25
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	1.77	2.6%		76
462B	Downs silt loam, terrace, 2 to 5 percent slopes	0.84	1.2%		90
760	Ansgar silt loam, 0 to 2 percent slopes	0.81	1.2%		85
				Weighted Average	**68.7**

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Photos

Tract 2: 79 Acres M/L



View from the southeast looking northwest



View from the southwest looking northeast