

TUESDAY, SEPTEMBER 16TH, 2025 • 1:00PM
JEFFERSON COUNTY FAIRGROUNDS • FAIRFIELD, IA

LAND AUCTION

JEFFERSON COUNTY, IA • 139.20 ± ACRES



IOWA'S PROFESSIONAL LAND AUCTION SERVICE ACROSS ALL OF IOWA
IowaLandCompany.com info@iowalandcompany.com

LAND AUCTION

JEFFERSON COUNTY, IA • 139.20 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Paul Pacha, Inc. This quality farm is located just 8 miles north of Fairfield, Iowa in Black Hawk Township, Section 12. The farm will be offered for sale as one tract; 139.20 +/- taxable acres. Real estate possession at closing, full possession on March 1st, 2026, per tenant's rights. Leased for 2025 agricultural season. Seller will retain the entire 2025 farm income.

LAND BROKERS

Jim Davis 641-777-5484

Nick Skinner 515-650-0974

SALE METHOD

The farm will be sold at live public auction with online and phone bidding opportunities for all buyers.

FARM LOCATION

Black Hawk Township, Section 12
8 Miles North of Fairfield, Iowa

FARM LEASE

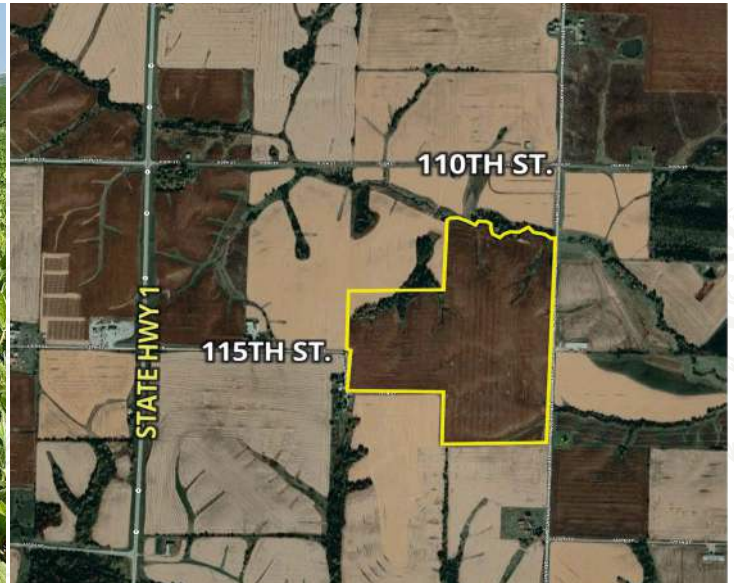
The farm is leased for the 2025 farming season. Seller will retain the entire 2025 farm income.

FARM CLOSING

On or before October 28th, 2025

FARM POSSESSION

Buyer will receive real estate possession at closing and full possession March 1st, 2026 per tenants rights.



LEGAL TERMS Information provided herein was obtained from sources deemed reliable, but neither Iowa Land Company nor the Seller make any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusion. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Iowa Land Company will take precedence over any previous printed materials or oral statements. Iowa Land Company and Seller reserve the right to preclude any person from bidding if there is any questions as to the person's credentials or fitness to bid.



FARM INFO

139.20 +/- ACRES

AGRICULTURAL INFORMATION

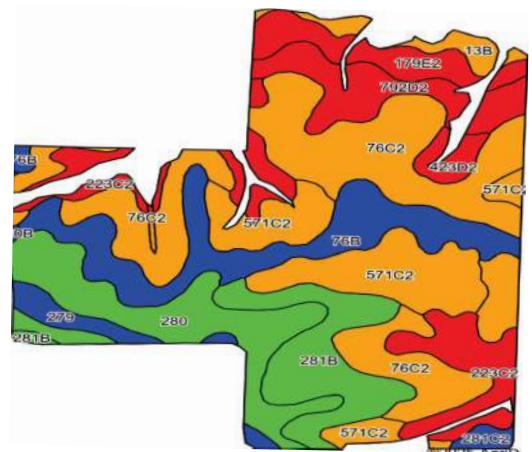
- 139.20 +/- Taxable Acres
- 130.69 +/- Cropland Acres
- 70.2 CSR2
- Good Drainage Farm
- Terraces In Place
- Very Well Taken Care Of Farm
- 8 Miles North of Fairfield, IA

LOCATION

Black Hawk TWP
Section 12

PLC YIELD

Corn - 152
Soybeans - 40



Area Symbol: IA101, Soil Area Version: 32

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	35.16	26.8%		IIIe	75	65
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	16.95	12.9%		IIIe	74	62
76B	Ladoga silt loam, 2 to 5 percent slopes	16.21	12.4%		Ile	86	85
280	Mahaska silty clay loam, 0 to 2 percent slopes	15.44	11.8%		Iw	94	95
281B	Otley silty clay loam, 2 to 5 percent slopes	12.11	9.3%		Ile	91	90
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	12.08	9.2%		IVw	45	22
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	8.09	6.2%		IVe	7	13
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	6.02	4.6%		VIe	33	33
279	Taintor silty clay loam, 0 to 2 percent slopes	3.13	2.4%		IIw	83	88
Weighted Average						70.2	64

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



ABOUT US

Over the past 8 years, Iowa Land Company has assisted in selling 650 Iowa farms. Our focus is Iowa farmland with a strong digital presence in all 99 counties. Both local farmland buyers and farmland investors view our website over 500,000 times per year seeking Iowa farmland.

Our farmland auction platform has provided great success for selling clients over the years. Over the past two years, we have sold 200 farms totaling \$200,000,000 in volume. We are a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. Our team of land brokers combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

2540 106TH ST. SUITE 201
URBANDALE, IA 50322



- FARMLAND LISTINGS
- FARMLAND AUCTIONS
- FAMILY OWNED COMPANY
- EXPERIENCED SALES TEAM
- SERVING ALL 99 COUNTIES
- NATIONAL MARKETING
- FARM APPRAISALS



BRANDED IN LAND

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**VIEW AUCTION DETAILS AT
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