

LAND AUCTION



311.10 AC± | 3 TRACTS | POTTAWATTAMIE CO, IA

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/21/25 AUCTION TIME: 2 PM CT

**AUCTION HELD AT: OAKLAND COMMUNITY BUILDING
614 DR. VAN ZEE RD, OAKLAND, IA 51560**

311.1 Acres – Pottawattamie County, Iowa

Productive Farmland and Recreational Property Offered in Three Tracts

Situated in the rolling countryside of eastern Pottawattamie County near Macedonia, this 311.1-acre property presents a rare opportunity to purchase high-quality Iowa farmland with exceptional income potential and recreational diversity. Offered in three individual tracts, this farm combines some of the most productive soils in western Iowa with a portion of mature hardwood timber that provides outstanding habitat for deer and turkey. The farm has been well cared for, efficiently managed, and is located within easy reach of several local grain markets.

Tracts 1 and 2 feature highly productive row-crop farmland dominated by Marshall, Exira, and Judson silty clay loam soils—renowned for their fertility and yield consistency. These tracts are nearly all tillable, with Tract 1 totaling 116 acres (114.18 tillable) and Tract 2 totaling 57.12 acres (51.32 tillable). Both offer gently rolling topography, strong natural drainage, and great access for modern farm equipment. Their proximity to Carson, Macedonia, and Council Bluffs provides convenient delivery options and access to competitive grain markets, making these tracts highly desirable for both local operators and land investors looking for stable returns and long-term appreciation.

Tract 3 offers a blend of income-producing farmland and recreational value, totaling 137.98 acres with 64.12 tillable acres and the balance in mature hardwood timber, wooded draws, and thick wildlife cover. The tillable acres continue the farm's reputation for productivity, while the timbered portion creates exceptional opportunities for hunting and outdoor enjoyment. The combination of hardwood ridges, creek corridors, and natural funnels provides ideal habitat for trophy-class whitetail and abundant turkey populations. For the landowner who wants to invest in income-producing Iowa farmland while also enjoying private hunting and recreation, this tract delivers the best of both worlds.

Across all three tracts, the soils, topography, and location make this a premier offering in western Iowa. The farm's balance of income potential, recreational diversity and accessibility positions it as an attractive option for farmers, investors, and outdoor enthusiasts alike. Whether purchased individually or as a whole, this property offers a solid foundation of high-quality Iowa farmland in a region known for its productivity and natural beauty.

TRACT 1 – 116 ACRES (114.18 TILLABLE ACRES)

Tract 1 features nearly all tillable acres and is comprised primarily of Marshall, Exira, and Judson silty clay loam soils, recognized for their productivity and consistency. This tract lays extremely well with long, gentle slopes suitable for modern row-crop equipment. Tile and natural drainage support strong yield performance across the field.

Located within close proximity to grain markets in Macedonia, Carson, and Council Bluffs, this tract offers both local marketing convenience and competitive basis opportunities. Whether you're an area operator looking to expand or an investor seeking stable agricultural income, this highly efficient tract represents the type of farmland that rarely comes available in this region.

Deeded Acres: 116± Taxable Acres
FSA Farmland Acres: 114.18± Acres
Soil Types: Marshall silty clay loam & Exira silty clay loam
Soil PI/NCCPI/CSR2: 76.7 CSR2
CRP Acres/Payment: Exact acres will need determined by East Pottawattamie Co FSA paying \$300/acre thru 2034 \$4,622.00
Taxes:
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: 31-74-39 SE SE, SW SE & NW SE
PIDs: 743931400001, 743931400003, 743931400004
Lat/Lon: 41.16192, -95.37313
Zip Code: 51549

TRACT 2 – 57.12 ACRES (51.32 TILLABLE ACRES)

Tract 2 is another high-quality row-crop farm characterized by the same strong Marshall and Exira silty clay loam soils, known for excellent water-holding capacity and productivity. With over 89% tillable acres, this parcel is well suited for corn and soybean rotation and has been well-maintained through consistent stewardship and conservation practices.

Access is convenient along a well-maintained county road, providing easy ingress and egress for equipment. This tract offers a smaller but equally productive footprint for operators or investors wanting to add a reliable income-producing parcel to their portfolio.

Deeded Acres: 57.12± Taxable Acres
FSA Farmland Acres: 51.32± Acres
Soil Types: Marshall silty clay loam & Exira silty clay loam
Soil PI/NCCPI/CSR2: 74.5 CSR2

CRP Acres/Payment: 1.41 acres paying \$300/acre thru 2034
Taxes: \$2,162.00
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: 32-74-39 SW SW & S647' NW SW
PIDs: 743932300003
Lat/Lon: 41.16191, -95.36362
Zip Code: 51549

TRACT 3 – 137.98 ACRES (64.12 TILLABLE ACRES + MATURE TIMBER)

Tract 3 combines income and recreation, offering 64.12 productive tillable acres and the balance in mature hardwood timber, dense draws, and wildlife habitat. This tract borders quality agricultural land and rolling woodland terrain, creating a perfect mix of crop income and exceptional whitetail and turkey hunting. The timber component features established hardwood species typical of this region, providing outstanding cover and mast production.

For the land buyer or investor who values both return and recreation, this tract delivers the best of both worlds—income-generating tillable ground and trophy-class hunting opportunities all in one parcel.

Deeded Acres: 137.98 Taxable Acres
FSA Farmland Acres: 64.12 Acres
Soil Types: Marshall silty clay loam, Colo silty clay loam and Judson silty clay loam
Soil PI/NCCPI/CSR2: 76.6 CSR2
CRP Acres/Payment: Exact acres will need determined by East Pottawattamie Co FSA paying \$300/acre thru 2034 \$4,346.00
Taxes:
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: 32-74-39 N673' NW SW & S66' SW NW, SW NW EXC S66' and 31-74-39 SE NE, NE SE
PIDs: 743932300001, 743932100003, 743931200004, 743931400002
Lat/Lon: 41.16192, -95.37313
Zip Code: 51549

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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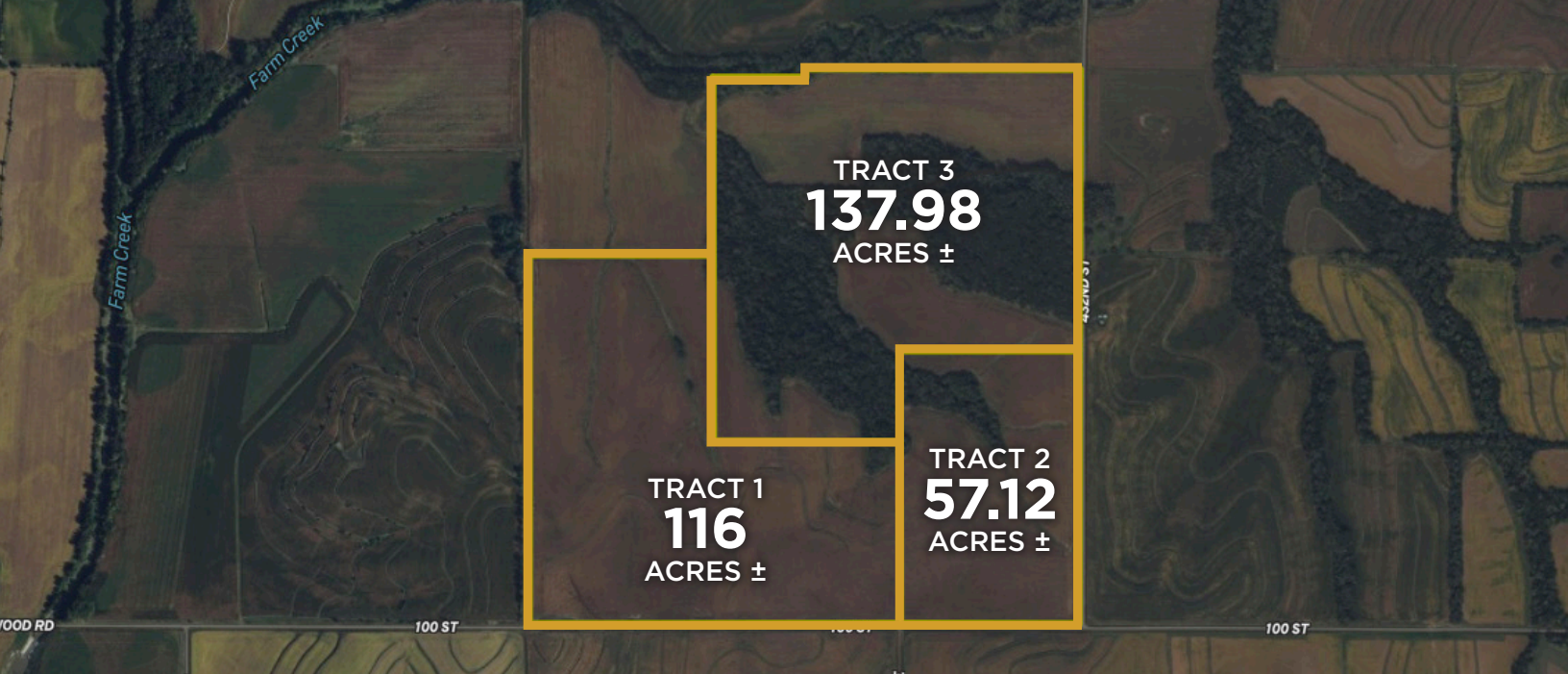
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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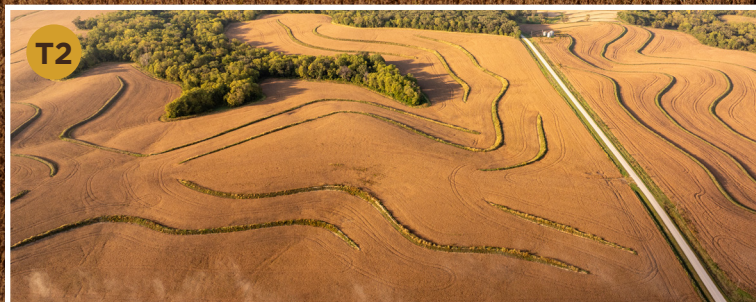


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