

LAND AUCTION



542 AC± | 5 TRACTS | MAHASKA CO, IA

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/12/26 AUCTION TIME: 1 PM CT

AUCTION HELD AT: THE GATHERING GROUNDS, 2125 IA-5, BUSSEY, IA 50044

PROPERTY PREVIEW: 2/5/26 | 12 PM - 4 PM AT 1186 310TH ST, BUSSEY, IA 50044

Ranch & Farm Auctions, a division of Whitetail Properties Real Estate, is honored to represent the Robert and Verdadean Allen Family Farm in western Mahaska County, Iowa. There will be five separate tracts for sale, encompassing 542 acres± across two farms: the 376-acre± "Home Farm" and the 166-acre± "South Farm". The entire offering has 397 acres in the Conservation Reserve Program, along with cropland, pasture, hunting potential, and a farmstead with a ranch-style home, pond, and multiple outbuildings. The farm generates over \$99,000 annually through CRP payments and cash rent. With most of the tillable land in the high 50s to low 60s CSR2, the offering is well-suited for producers looking to expand a cattle or crop operation in the near future, as well as investors seeking consistent income with long-term upside of future CRP enrollment opportunities.

TRACT 1 - 151± ACRES

The 151± acres Tract 1 is the north half of the Allen Family Home Farm, directly north of Tract 2 and adjacent to Tract 5 (which includes the home and outbuildings). This offering will appeal to both investment-minded buyers and producers seeking future cattle or row-crop expansion. It offers a strong mix of CRP income, productive cropland, and recreational value, with access from the west and south. Approximately 100 acres are enrolled in CRP through 2027, while two fields of tillable and hay ground add income, resulting in a total annual return of over \$30,000. The CRP is a high-quality grassland habitat with native cover and edge. Timbered draws and prairie corridors naturally attract wildlife, creating effective hunting setups. Tract 1 would be particularly attractive to buyers interested in expanding the farmstead footprint of Tract 5 and operating the entire north half of the Home Farm as a single unit.

- Well-suited for two buyer profiles: an investor wanting long-term CRP and cash rent income with hunting upside, or a producer planning future conversion to pasture or row crop after 2027
- 20 ac± tillable with a 70.5 CSR2, cash rented at \$252/acre for approximately \$5,000 annually (open tenancy for 2026)
- 11 ac± in grass hay (open tenancy for 2026)
- 100 ac± in CRP pays \$252.90/acre through 2027 for approximately \$25,290 annually
- CRP acres average 59.6 CSR2
- CRP contract is in Quail SAFE Program featuring native grasses, forbs, shrubs, and early successional habitat
- Access from the west along Barrows Ave with two entry points and from the south along 315th St

TRACT 2 - 182± ACRES

The 182± acres Tract 2 is the southern half of the Allen Family Home Farm and is directly south of Tract 1. The tract is predominantly enrolled in CRP and is well-suited for buyers seeking stable income with recreational upside, as well as producers planning a future transition to cattle or row-crop production. Approximately 156 acres are enrolled across two CRP contracts, generating nearly \$39,000 annually. The primary contract expires in 2027, with buffer strip acreage extending through 2034. Quail SAFE enrollment provides dense native cover, edge, and early successional habitat. Timber draws break up the open grassland and enhance wildlife use, while the layout offers a strong late-season gun setup and an archery funnel along Turkey Run in the southeast corner. This tract presents a clean, income-focused land investment with long-term flexibility.

- Well-suited for two buyer profiles: an investor wanting long-term CRP income with hunting upside, or a producer planning future conversion to pasture or row crop after 2027
- 156 ac± in CRP pays \$39,049 annually
- CRP Contract 1: 150 ac± in Quail SAFE Program, paying \$252.90/acre through 2027 for \$37,935 annually, featuring native grasses, forbs, shrubs, and early successional habitat
- CRP Contract 2: 5.8 ac± in Continuous Buffer Strips, paying \$192/acre through 2034 for approximately \$1,114 annually
- Access from the north along 315th St; Pringle Cemetery is not part of the property
- CRP acres average 54.8 CSR2

TRACT 3 - 77± ACRES

The 77± acres Tract 3 is the western portion of the Allen Family South Farm and lies directly west of Tract 4. This tract combines CRP income, recreational value, and a desirable rural building site with utilities available at the road. Approximately 66.6 acres are enrolled in the Conservation Reserve Program, generating over \$14,000 annually through contracts until 2027 and 2034. Native grasses and buffer strips provide quality wildlife habitat, while timbered draws create natural travel corridors for whitetail deer and upland game. Multiple access points offer flexibility for hunting or a build site. With water, electricity, and fiber internet along the road, Tract 3 is suited for a buyer looking to build, invest, or establish a manageable recreational and hunting property with income in place.

- Well-suited for two buyer profiles: an investor wanting long-term CRP and cash rent income with hunting upside, or a producer planning future conversion to pasture or row

TRACT 4 - 89± ACRES

The 89± acres Tract 4 is the eastern portion of the Allen Family South Farm and lies directly east of Tract 3. This tract offers a straightforward CRP investment with consistent income and recreational potential. Over 75 acres are enrolled across two CRP contracts, generating just under \$16,000 annually, with expirations in 2027 and 2034. Quail SAFE acres provide quality grassland cover, while timbered draws add structure and wildlife movement. This tract is well-suited for buyers focused on income, habitat, and long-term flexibility.

- Well-suited for two buyer profiles: an investor wanting long-term CRP and cash rent income with hunting upside, or a producer planning future conversion to pasture or row crop after 2027
- 75.1 ac± in CRP pays \$15,874 annually
- CRP Contract 1: 63.4 ac± in Quail SAFE Program, paying \$217.80/acre through 2027 for \$13,808 annually, featuring native grasses, forbs, shrubs, and early successional habitat
- CRP Contract 2: 11.7 ac± in Continuous Buffer Strips, paying \$176.63/acre through 2034 for \$2,066 annually
- Access from the north along 325th St.
- CRP acres average 44.4 CSR2
- Prairie and timbered draws provide strong cover for upland birds and whitetail deer
- Turkey Run flows along the west edge of the property

TRACT 5 - 43± ACRES AND HOUSE WITH OUTBUILDINGS:

This 43± acre tract offers a complete home-based setup for an agricultural producer, featuring a ranch-style home, multiple outbuildings, and functional acreage. The 2BR/2.5BA residence is set back a comfortable distance from the paved surface of 310th Street and sits above a small pond, creating a quiet, practical setting. A concrete-floor garage and a separate concrete-floor shop provide ample space for storage, maintenance, and daily operations. Two machine sheds and additional outbuildings support equipment storage, livestock needs, and general farm use. This tract stands alone as a well-equipped rural headquarters with established infrastructure in place.

- 43 acres± with pond, pasture, and hay fields
- 2,632 sq ft home with a concrete patio, built in 1989, 2 bed, 2.5 bath
- 30x40 garage built in 1972
- 48x42 shop with concrete floor
- 100x48 north shed
- 80x48 south shed
- 30x30 livestock building
- 36x20 building

Tract #:

All Tracts

Taxes:

TBD

Lease Status:

Open Tenancy for 2026 crop year/Subject to CRP contracts

Possession:

Immediate possession subject to the current tenant's rights for 2025

Survey Needed?:

No survey needed

Brief Legal:

542± acres in S20, S21, S28, S29 - T74N - R17W in Mahaska County, Iowa.
13-21-100-003, 13-20-200-004, 13-20-200-003, 13-20-200-001, 13-20-200-00,
13-21-300-003, 13-20-400-006, 13-21-300-001, 13-20-400-005, 13-20-400-002,
13-29-400-001, 13-29-400-002, 13-28-300-001, 13-28-300-002, 13-28-300-003
419595, -92.8342

Lat/Lon:

50044

Zip Code:

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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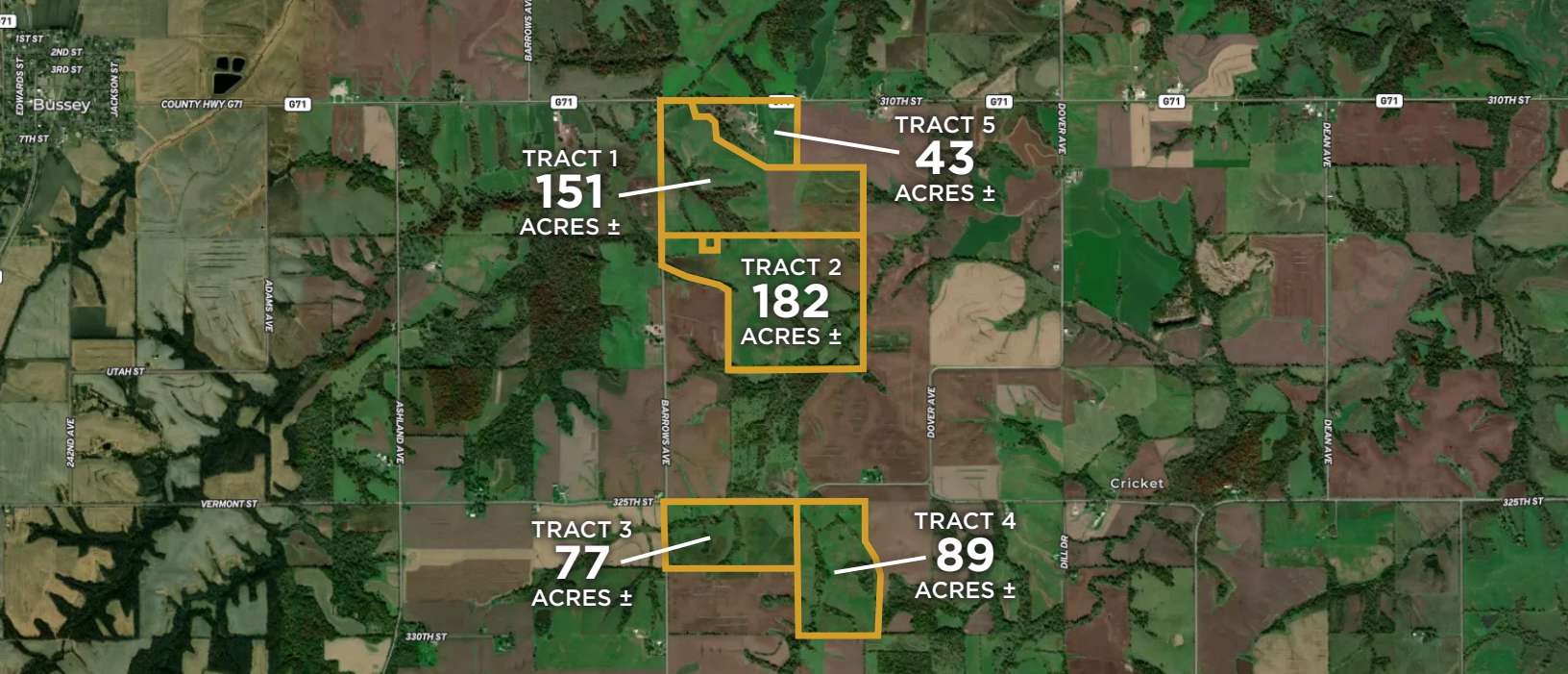
REPRESENTING ATTORNEY: MIKE BROERMAN (BROERMAN, LINDGREN & DENNY LAW FIRM)

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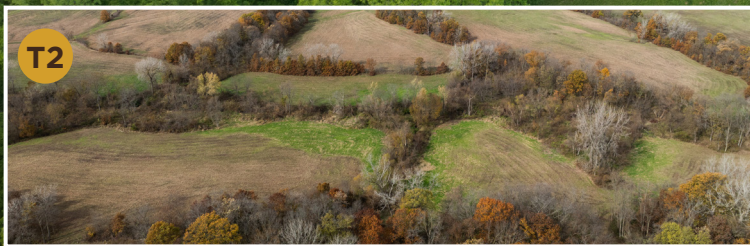
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