

LAND AUCTION



35.03 AC± | 1 TRACT | JEFFERSON CO, IA

ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/30/26 BIDDING ENDS: 3 PM CT

AUCTION HELD AT: ONLINE ONLY

Ranch & Farm Auctions, a division of Whitetail Properties Real Estate, is pleased to offer for sale a 35.03± acre farm located south of Fairfield in Jefferson County, Iowa. The property is situated 3.5 miles northeast of Birmingham in Section 32 of Cedar Township. The farm has had a recent survey completed, along with approval by the Jefferson County Board of Supervisors and also the Secondary Roads Engineer.

The farm consists of approximately 32.45± FSA cropland acres carrying an average CSR2 of 61.6. Primary soil types include Pershing and Weller complexes. Access is excellent, with frontage along paved 270th to the north and an access easement on the eastern border. Tenancy has been terminated as of March 1, 2026, and the farm will be sold free and clear for the 2026 crop year, with possession given at closing.

The property will be offered via online auction ending at 3:00 PM CT on Monday, March 30th at RanchAndFarmAuctions.com. The farm will be sold in one tract to the highest bidder, subject to seller confirmation.

This is a well-kept farm in a productive and desirable agricultural region of southeast Iowa. Producers and farmland investors are encouraged to bid online at www.RanchAndFarmAuctions.com for an opportunity to invest in this quality Iowa farmland.

TRACT 1 - 35.03± ACRES:

The 35.03 acres m/l Tract 1 has approximately 32.45 crop land acres with an average CSR2 of 61.6. Pershing and Weller silt loam are the predominant soils. Access is from 270th Street to the north and an access easement off a driveway to the east. This farm has a gradual slope towards the timbered drainage. This will make an attractive addition to any local producer's operation. It would also be an attractive investment for the vacant landowner with a cash rent agreement, which should attract strong competition to farm due to its location and size. The farm is selling free-and-clear for the 2026 crop year, but if a buyer wanted to cash rent it this year, there would be a number of producers interested in leasing the farm. Possession will be given at closing.

- 35.03 surveyed gross acres, which includes 0.7 acres of road right of way
- Approximately 32.45 tillable acres, pending FSA reconstitution
- 61.6 average CSR2
- Taxes TBD by Jefferson County Assessor, estimated to be possibly \$700-\$900

Deeded Acres:	35.03± acres
FSA Farmland Acres:	32.45± acres
Soil Types:	Pershing silt loam, Pershing silty clay loam, Weller silt loam
Soil PI/NCCPI/CSR2:	CSR2 61.6
CRP Acres/Payment:	No CRP
Taxes:	TBD
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession at closing
Survey Needed?:	No survey needed
Brief Legal:	Pt W ½ NW ¼ S32 T71N R9W Jefferson Co IA
PIDs:	Pt of 11-32-100-015
Lat/Lon:	40.91025, -91.92645
Zip Code:	52556



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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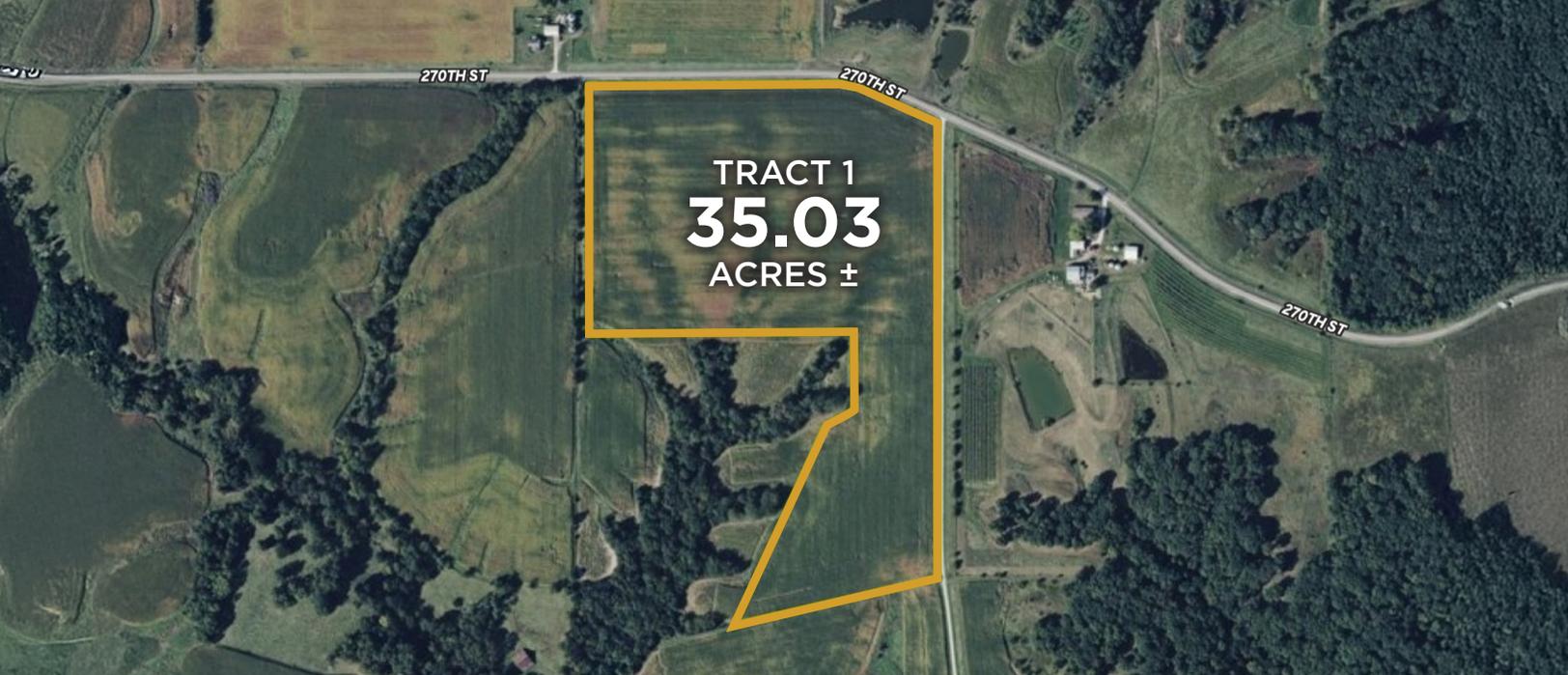
REPRESENTING ATTORNEY: PAUL MILLER, MILLER LAW

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RANCHANDFARMAUCTIONS.COM

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

Ranch & Farm Auctions is a licensed trade name of Whitetail Properties Real Estate LLC | Richard F Baugh, Iowa Broker License # B57515100 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Ben Harshyne, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 319.853.1162 | Cody Lowderman, IA Auctioneer, B64012000



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