

MIDWEST LAND GROUP PRESENTS

146 TOTAL ACRES
SEALED BID AUCTION

CARROLL COUNTY
IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SEALED BID ON 146 +/- CROPLAND ACRES

Offered for sale is approximately 146 +/- acres of productive Carroll County farmland, consisting of 145.84 FSA cropland acres. This farm features an average CSR2 rating of 75.2. The current farming operation consists primarily of a corn and soybean rotation, with additional acres in alfalfa and grass waterways. This property has been owned and cared for by the same family for more than 50 years, presenting a rare opportunity to acquire a long-held piece of Carroll County farmland.

This property will be offered through a 30-day sealed bid process and sold on cropland acres. The seller reserves the right to accept or reject any and all offers at any time during the bidding period.

This is an excellent opportunity to acquire productive Carroll County farmland with a strong CSR2 rating, established agricultural use, and a long history of family ownership. For questions or bidding details, please contact the listing agent, Jordan Petersen.



PROPERTY FEATURES

- 146 +/- acres, including 145.84 acres of cropland
- Average CSR2: 75.2
- Productive Carroll County farmland
- Current farming operation consists primarily of a corn and soybean rotation
- Includes alfalfa and grass waterways
- Farm has been owned by the same family for more than 50 years
- Offered for sale through a 30-day sealed bid process
- Seller reserves the right to accept or reject any and all offers at any time
- Located approximately 4 miles north of Manning, Iowa
- Approximately 8 miles south of Arcadia, Iowa
- Farm is open for the 2027 crop season
- Seller will retain the 2026 cash rent
- Subject to current tenants' rights; lease expires March 1, 2027
- Annual tax estimate of \$5,560



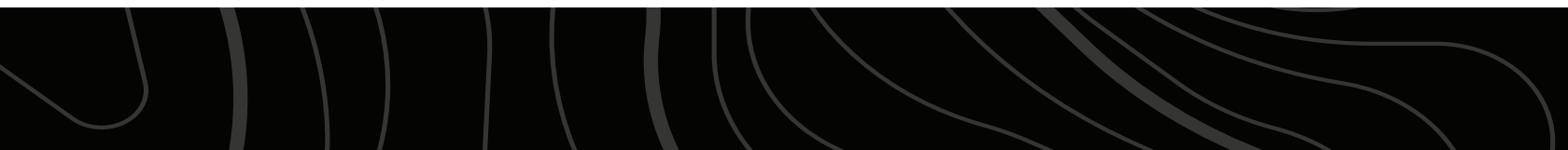
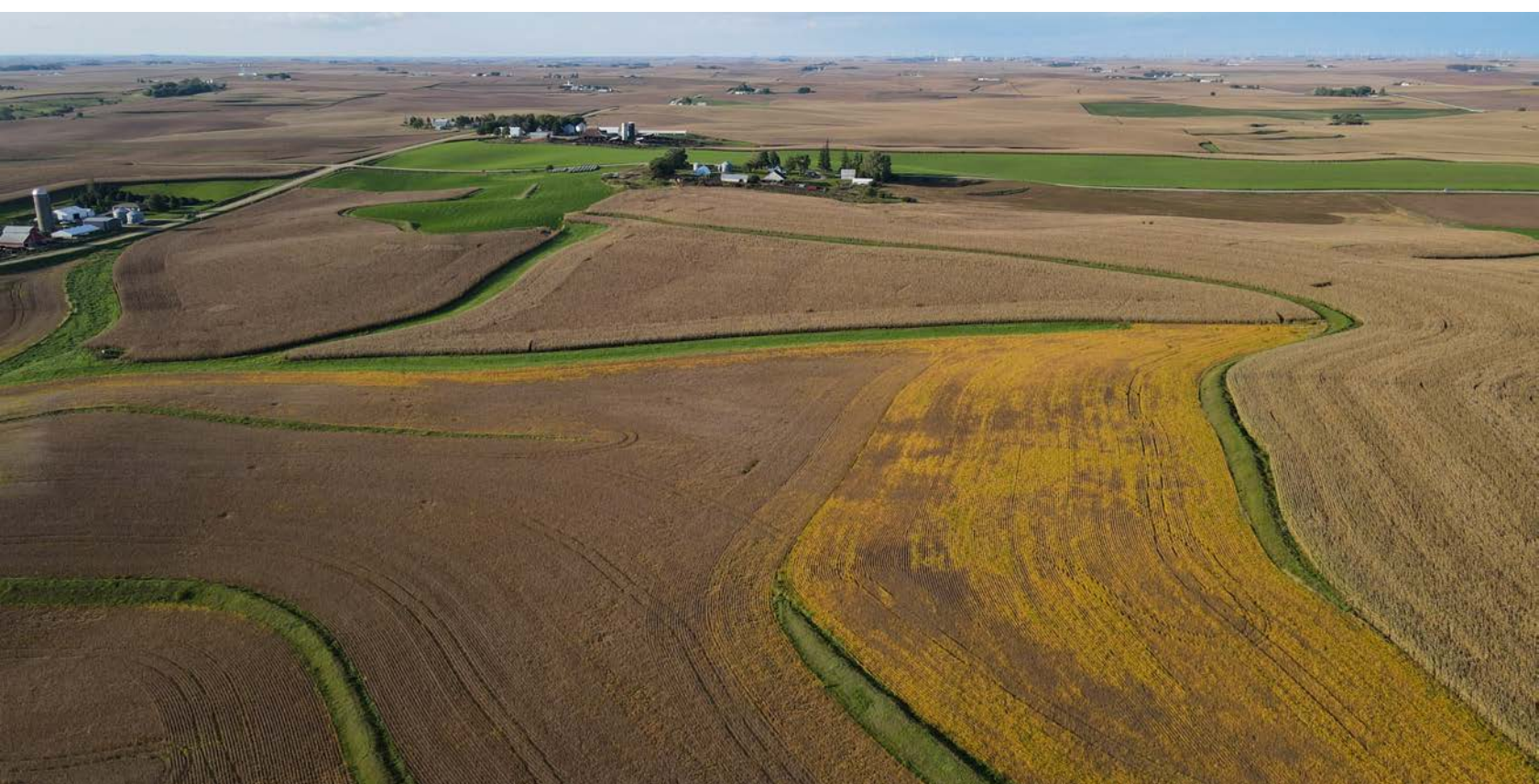
145.84 ACRES OF CROPLAND



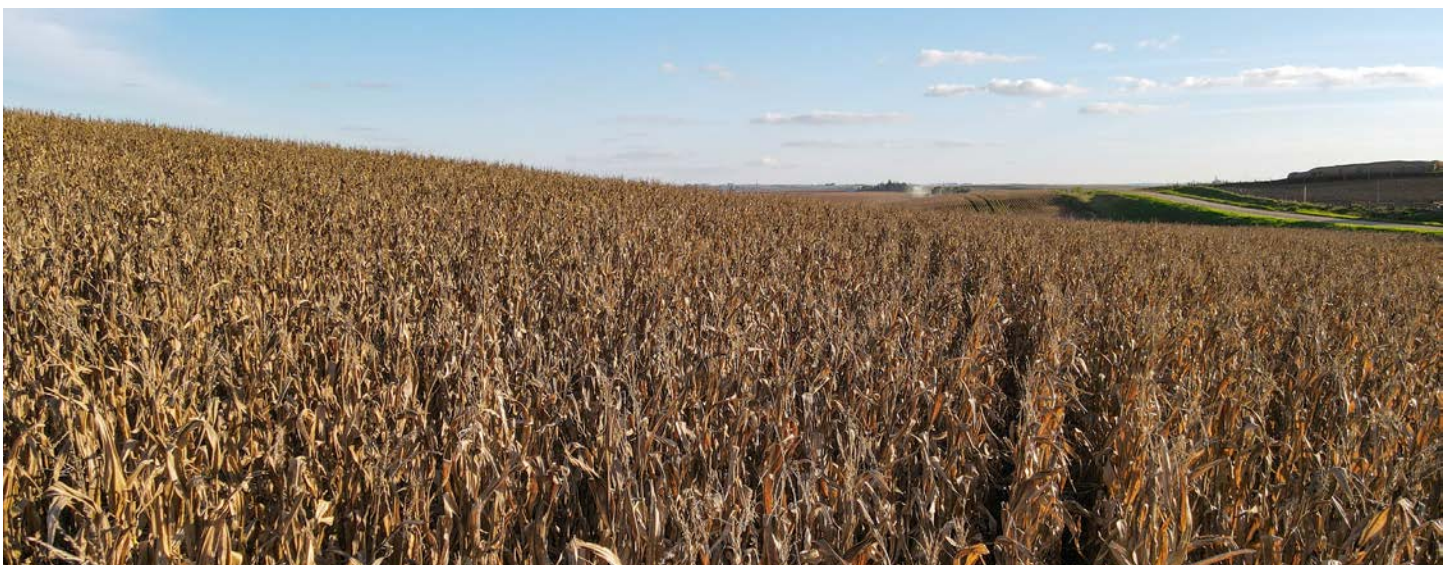
AVERAGE CSR2: 75.2



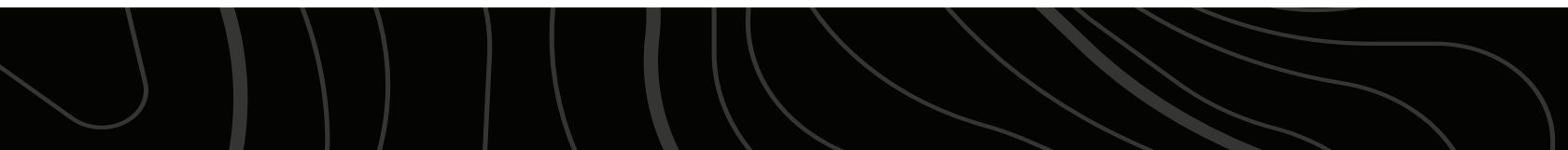
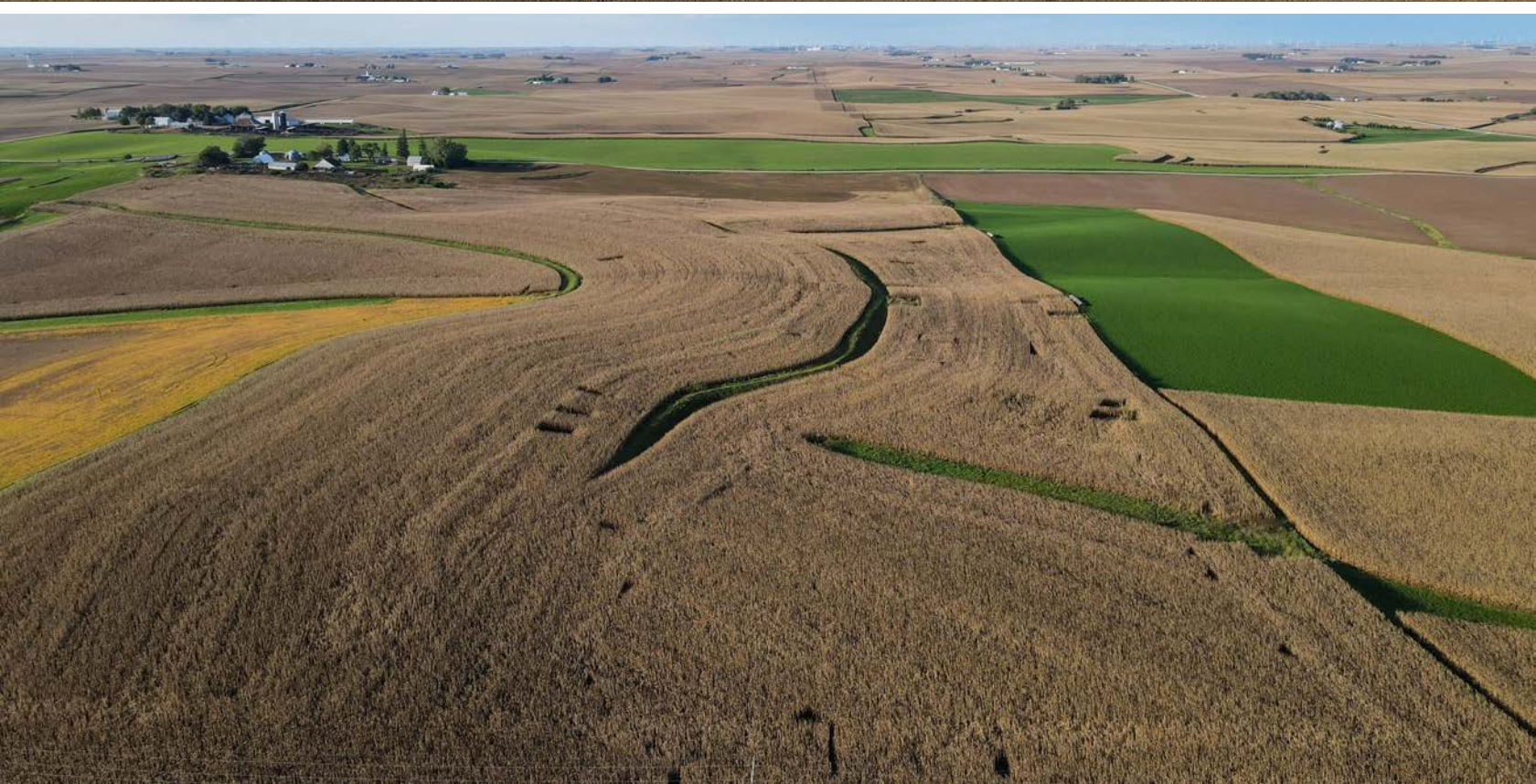
INCLUDES ALFALFA & GRASS WATERWAYS



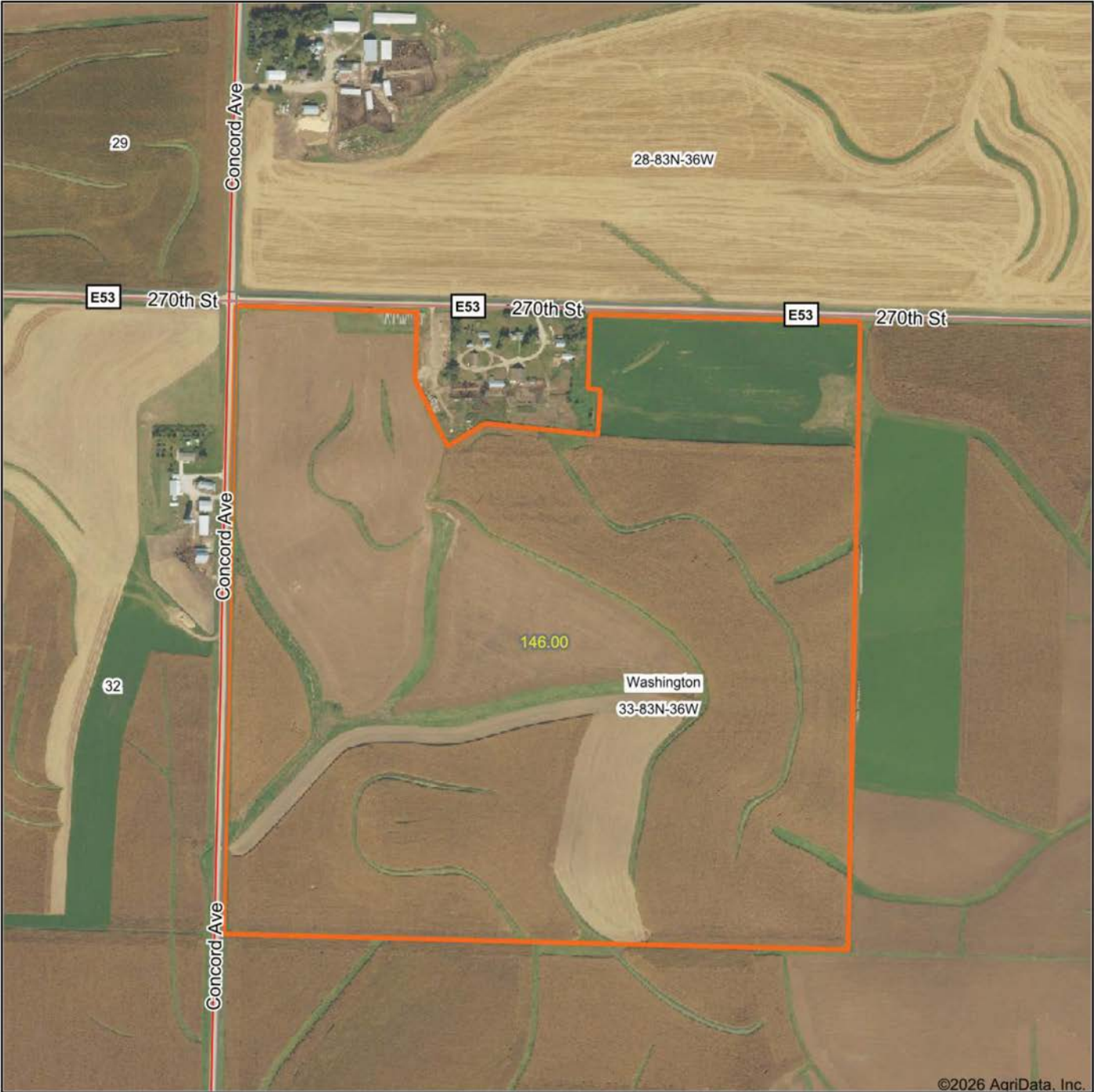
PRODUCTIVE FARMLAND



OPEN FOR THE 2027 CROP SEASON



AERIAL MAP



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Boundary Center: 41° 57' 41.2, -95° 2' 56.19



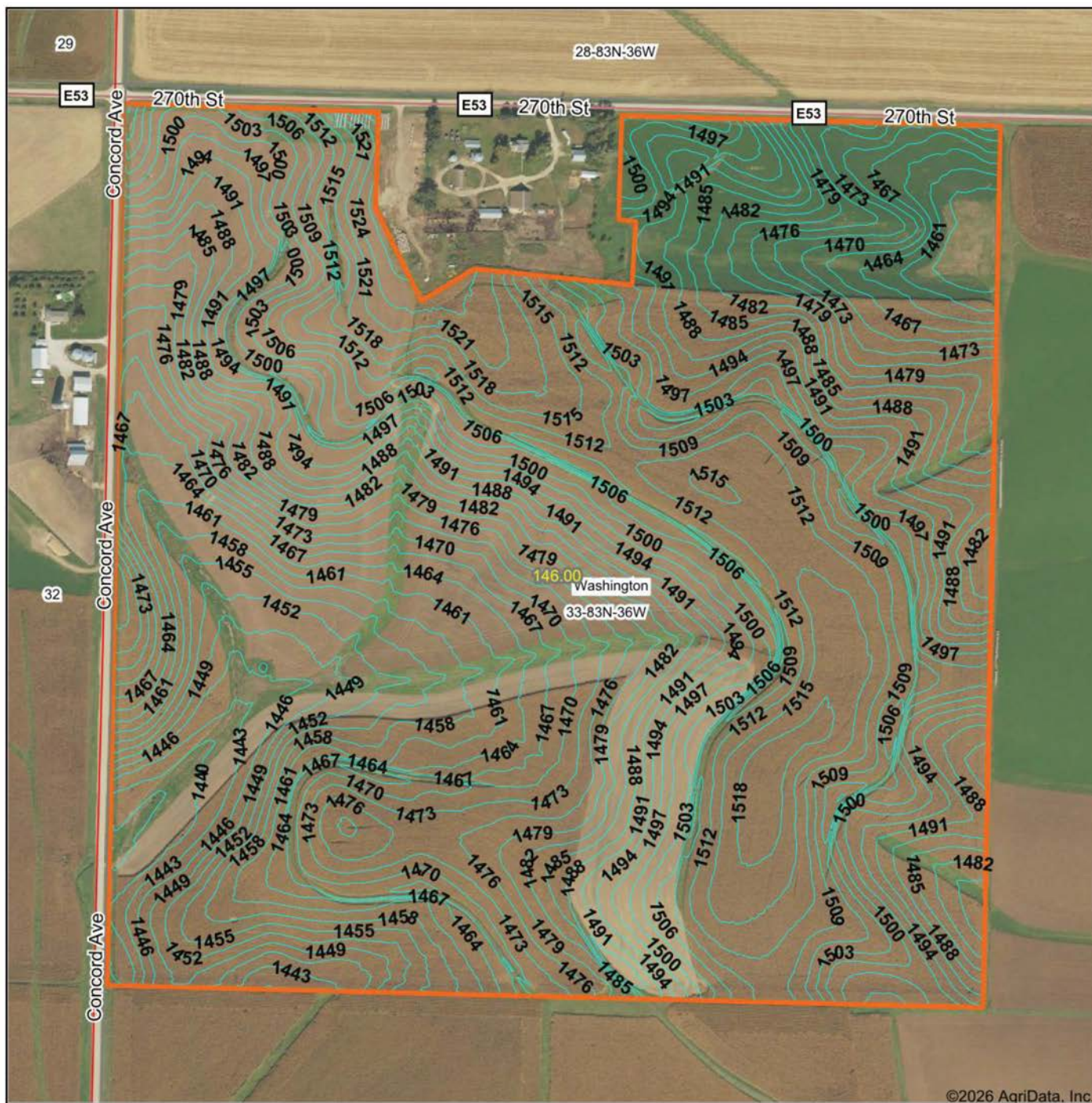
33-83N-36W
Carroll County
Iowa



Maps Provided By:
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9/29/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,433.3

Max: 1,530.4

Range: 97.1

Average: 1,484.8

Standard Deviation: 21.82 ft

0ft 461ft 922ft

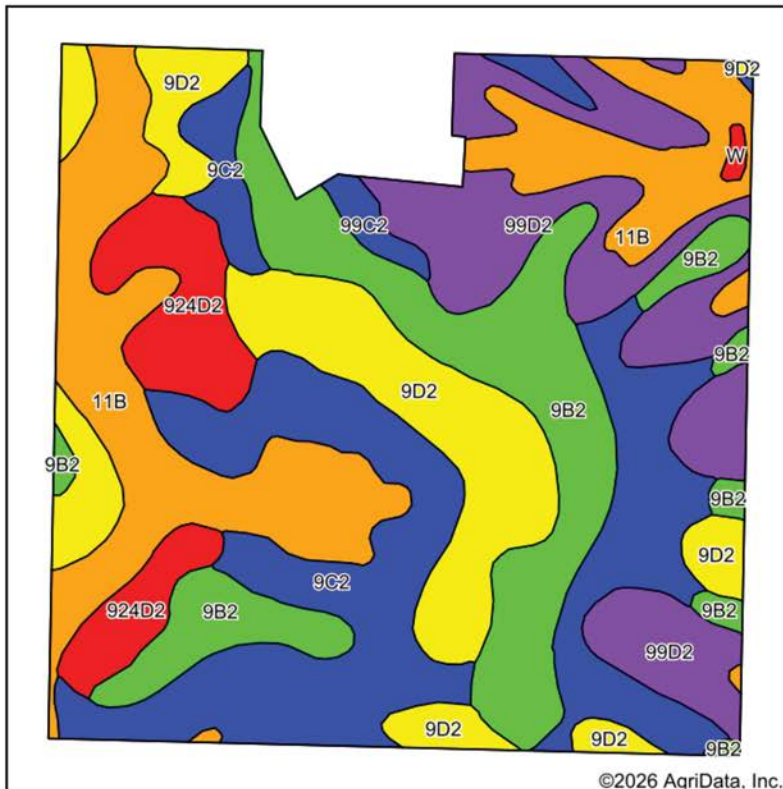


9/29/2026

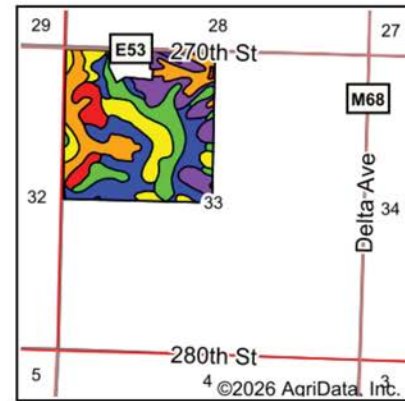
33-83N-36W
Carroll County
Iowa

Boundary Center: 41° 57' 41.2, -95° 2' 56.19

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Carroll**
 Location: **33-83N-36W**
 Township: **Washington**
 Acres: **146**
 Date: **9/29/2026**



Maps Provided By:



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Area Symbol: IA027, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	35.11	24.1%		Ille	211.2	61.2	87	66	90	90	70
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	28.10	19.2%		Ilw	216.0	62.6	80	64	87	85	81
9B2	Marshall silty clay loam, 2 to 5 percent slopes, eroded	25.96	17.8%		Ile	227.2	65.9	92	82	91	91	71
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	23.36	16.0%		Ille	177.6	51.5	61	57	85	85	65
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	21.24	14.5%		Ille	177.6	51.5	59	55	82	82	64
924D2	Burchard-Adair clay loams, 9 to 14 percent slopes, moderately eroded	9.93	6.8%		Ille	136.0	39.4	44	23	62	62	53
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	2.00	1.4%		Ille	211.2	61.2	87	64	84	84	68
W	Water	0.30	0.2%			0.0	0.0	0	0			
Weighted Average						*- 199.2	57.7	75.2	62.3	*n 85.5	*n 85.1	*n 69.3

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

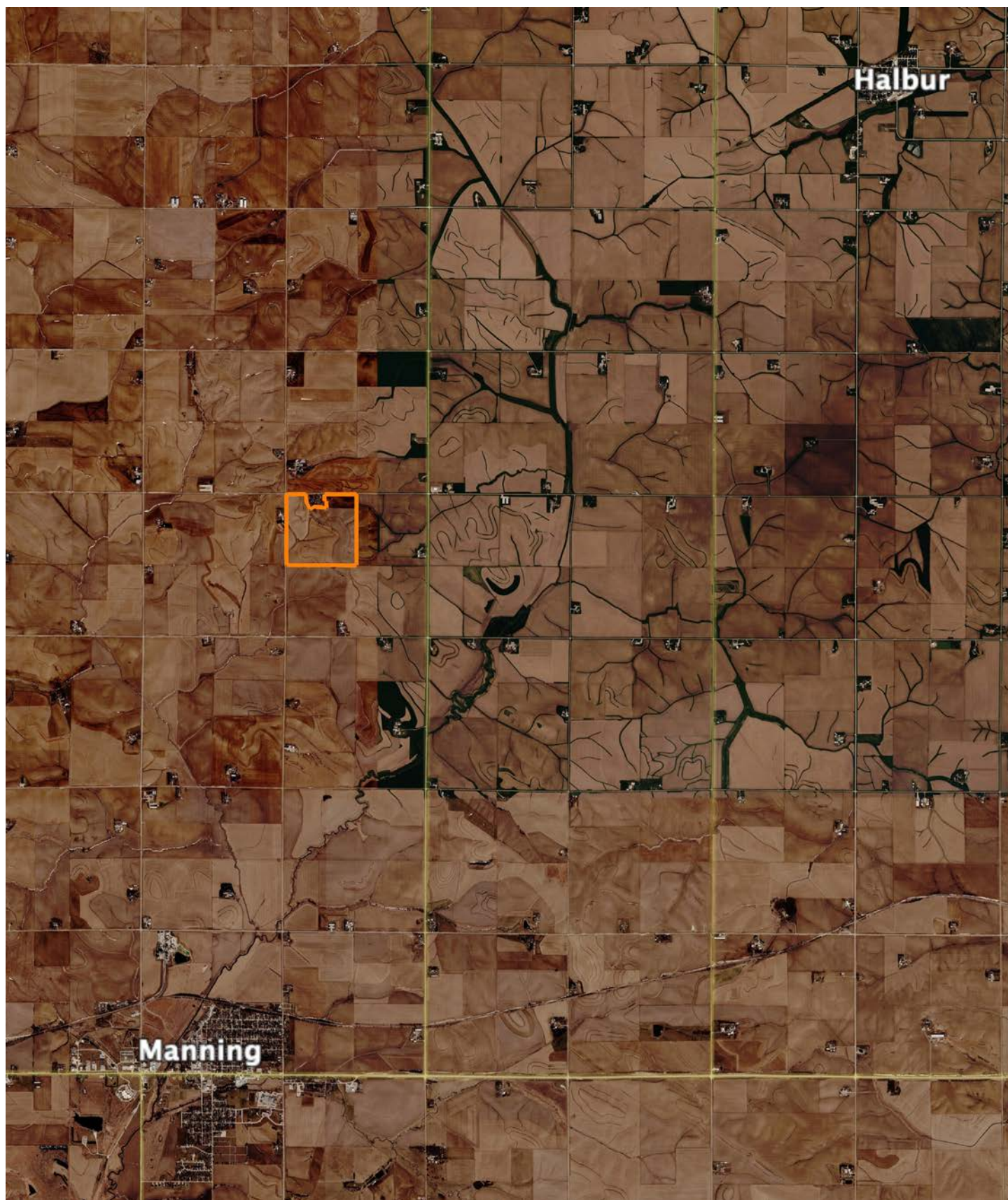
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Jordan Petersen is the type of agent who lives by the philosophy that you've got to show up to get things done and get things done right. An avid outdoorsman and whitetail enthusiast, Jordan has a passion for land that shines through from the minute you meet him. Whether it be productive farmland or a hunting hideaway, his love for the outdoors allows him to easily connect with both buyers and sellers. Born in Cherokee, Iowa, Jordan went to MMC high school in Marcus, Iowa, and Iowa Central Community College (ICCC) in Fort Dodge. After college, Jordan went to work in the wind industry for Allete (formerly AES) as a wind turbine technician, which allowed him to be outdoors, but didn't let him engage in it the way he desired. Now, this driven agent calls Midwest Land Group home, where he's able to combine his knowledge of natural resources and business with his love for the land.

When not working, you can find Jordan spending time with his friends and family, hunting anything from whitetail and pheasant to elk and mule deer, fishing farm ponds and rivers, shed hunting, managing land, and serving as an assistant leader for his church youth group. If you're in the market for a trusted land agent, contact Jordan. He'll show up and get things done right, ensuring you enjoy a wonderful, stress-free experience.



JORDAN PETERSEN,

LAND AGENT

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