

Land Auction

"No One Knows The Country Like We Do"

Property:

Date:

Auction Location:

55.76 m/l Acres
Jones County, IA

October 21st
11:00am

LCC
Anamosa, IA



Property Features

- Timber & Tillable Land
- 31.75 Acres Tillable
- 47.1 CSR2 Rating

BRET BARNER, BROKER/AUCTIONEER
(319) 462-4100 or (319) 480-2124

barnerrealty_auction@outlook.com www.barnerrealtyauctioninc.com
Barner Realty & Auction "Since 1976" 211 W. Main St Anamosa, IA 52205

Aerial Photo

"No One Knows The Country Like We Do"



**Barner Realty
& Auction**



Boundary Center: 42° 4' 44.84, -91° 2' 12.44

14-84N-2W
Jones County
Iowa

0ft 402ft 805ft



9/21/2026

Map Provided By
surety
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www.AerialData.com

Land Data:

Tillable: 31.75

CSR2: Approx. 47.1 on the tillable

Directions:

From Hwy 136 go west on 98th St.
for 1 mile, then North on 80th
Ave, less than ¼ mile property
on left (west)

Description:

Don't miss this 55.76 acre m/l recreational & tillable farm offering a great combination of income-producing ground & excellent outdoor recreation. The property features 31.75 tillable acres with a 47.1 CSR2, with the balance in timber & a small creek running through the property. A great opportunity to purchase a versatile recreational farm with tillable acreage for additional income.

Whether you're looking for a hunting property, investment, or a place to enjoy the outdoors, this farm deserves your attention!!

Location:

West side of 80th Ave
Wyoming, IA

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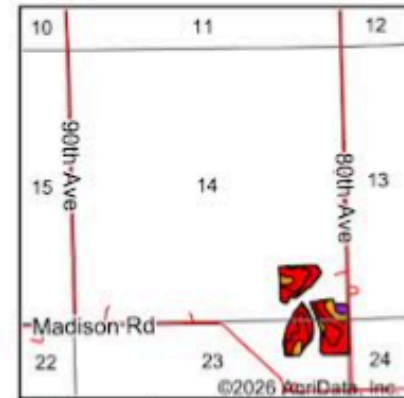
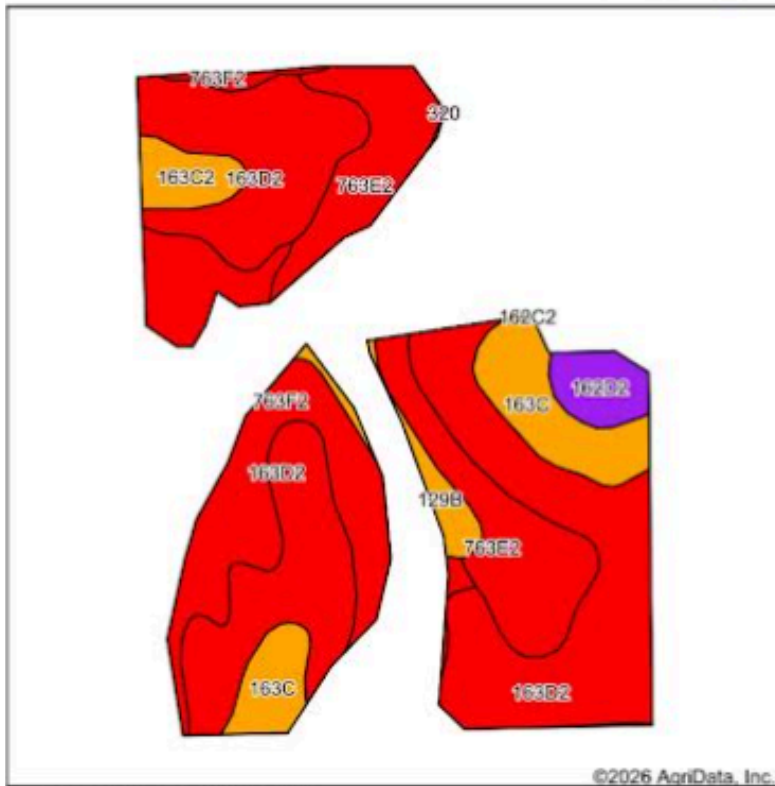
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Soil Map

"No One Knows The Country Like We Do"

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State: Iowa
County: Jones
Location: 14-84N-2W
Township: Madison
Acres: 31.75
Date: 9/21/2026

Map Provided By



surety
CUSTOMER ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA105, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	14.77	46.5%		IIIe	46	78	78	66	62
763F2	Exette silt loam, 18 to 25 percent slopes, moderately eroded	5.84	18.4%		VIe	28	55	55	41	46
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	5.46	17.2%		IVe	46	68	68	63	63
163C	Fayette silt loam, 5 to 9 percent slopes	3.07	9.7%		IIIe	75	86	86	75	74
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	0.97	3.1%		IIIe	54	81	81	69	67
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	0.90	2.8%		IIIe	72	81	81	69	66
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.74	2.3%		IIw	73	85	85	72	83
Weighted Average						3.70	*n 73.2	*n 73.2	*n 62.1	*n 61.1

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Additional Photos

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View: Looking South West



View: Looking South East



View: Looking North East

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Auction Info

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Terms: Cash with 10% down non-refundable day of auction with signing of purchase agreement. Balance at closing in approximately 45 days with delivery of warranty deed and updated abstract.

Possession: At Closing, subject to current rental contract. Termination has been given to current renter.

Taxes: Gross \$1,329.00 to be prorated to the date of possession

Owner: Ruth Orr Estate

Executor: Michael Orr

Auctioneer: Bret Barner (319) 480-2124

Information provided herein is for informational purposes only and the auction company makes no guarantees to its accuracy. Prospective bidders are responsible for their own research & conclusions. Announcements made the day of the auction will take precedence over previously printed material. Seller reserves the right to refuse any and all bids.

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NOTES



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