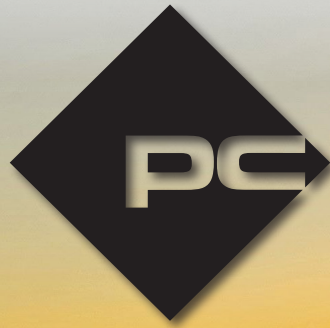


ONLINE ONLY FARMLAND AUCTION **TAYLOR COUNTY, IOWA**



230 Acres M/L
[OFFERED AS 2 TRACTS]

Bidding Ends

FRIDAY, APRIL 4TH, 2025 AT 2:00 PM

DOUG BEAR, ALC
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Listing #18119
 **PEOPLES**TM
COMPANY
INTEGRATED LAND SOLUTIONS

DESCRIPTION

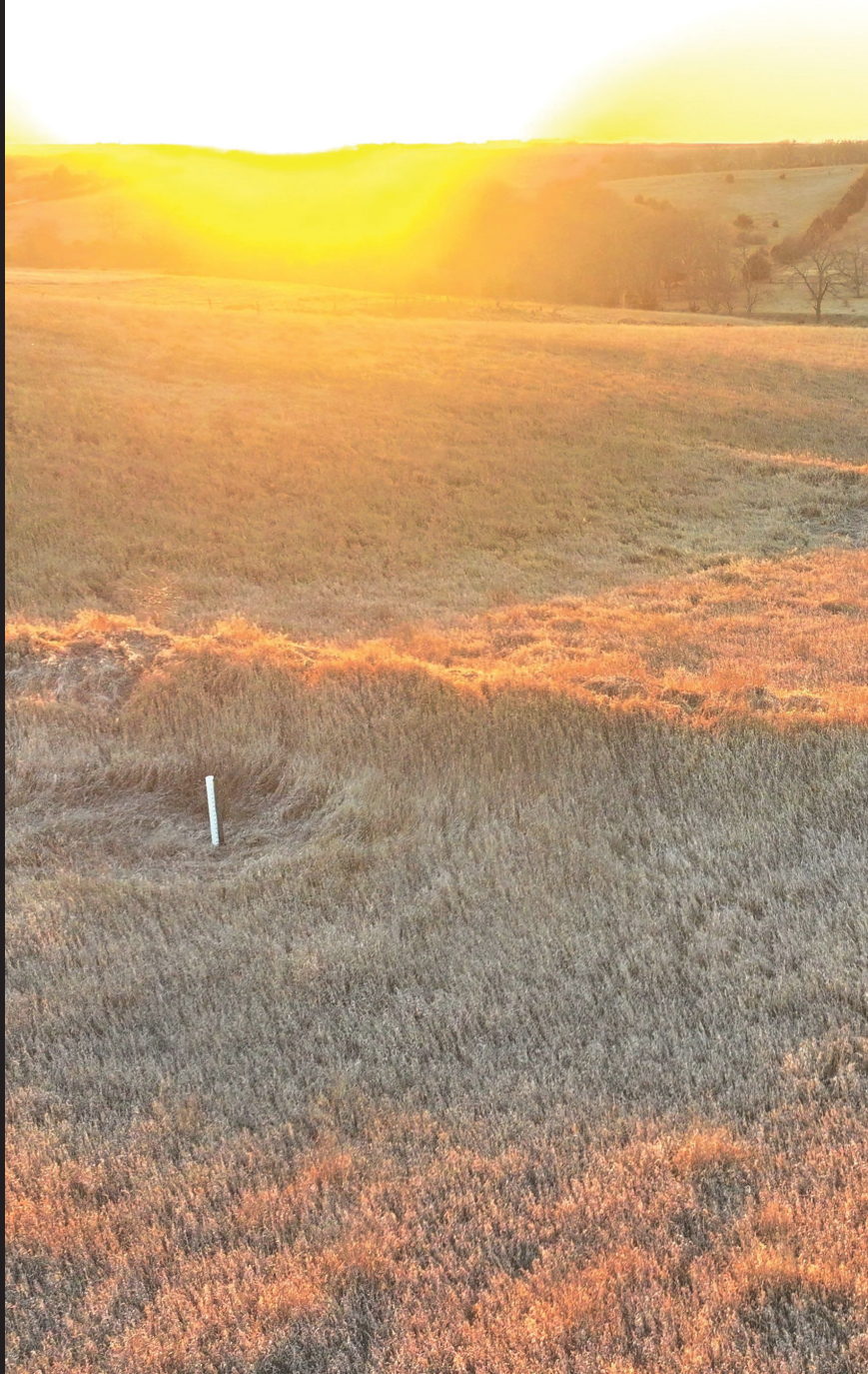
Taylor County, Iowa Online Only Farmland Auction - Bidding concludes Friday, April 4th, 2025, at 2:00 PM! Peoples Company is pleased to be representing the sale of 230 acres m/l of quality Taylor County, Iowa farmland located directly southwest of Villisca, Iowa and south of Nodaway, Iowa. Situated in the northwest corner of Taylor County, this highly tillable farm will be offered as two individual tracts through an Online Only Auction. With a combined total of 119.73 FSA tillable acres carrying an overall CSR2 rating of 50.2 and the balance as surveyed pasture acres comprised of cool-season grasses with well-maintained perimeter fencing, this combination farm would be a smart investment for a beginning farmer, Buyer looking to diversify their portfolio, or anyone interested in a long-term land investment opportunity.

- **Tract 1: 40 acres m/l with 31.85 FSA cropland acres; CSR2 rating of 50.3.**
- **Tract 2: 190 acres m/l with 87.89 FSA cropland acres; CSR2 rating of 50.2 with 100.22 surveyed pasture acres.**

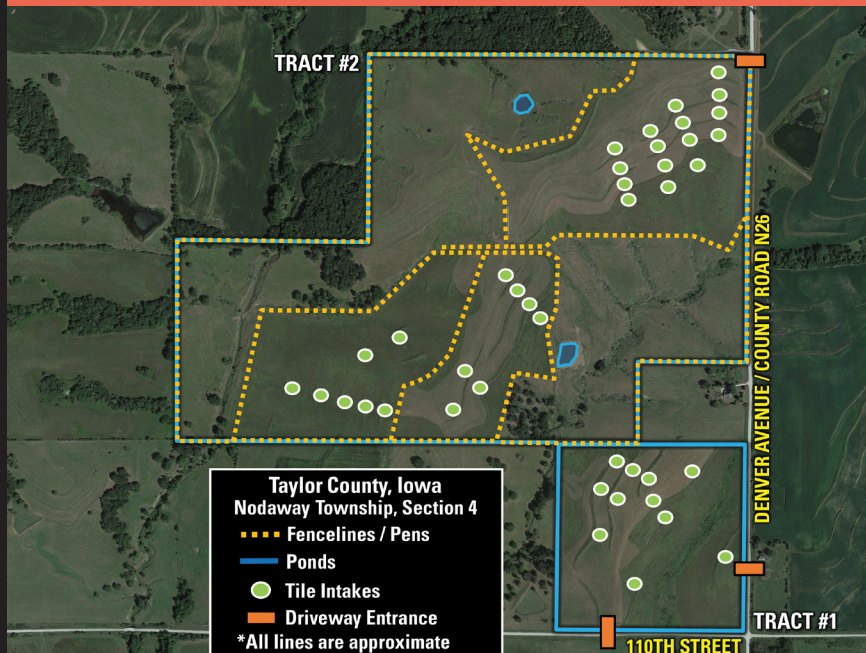
Currently, there are 118.56 acres of the 119.73 FSA tillable acres enrolled into two Conservation Reserve Program (CRP) contracts through 2026 paying \$26,913 annually. The 31.85 acres on Tract 1 are enrolled into CP1 (Establishment of Permanent Introduced Grasses and Legumes) through 2026 paying \$7,719 annually (\$242.36/acre) and the 87.89 acres on Tract 2 are enrolled into CP1 through 2026 paying \$19,194 annually (\$221.36/acre). Both tracts are improved with terraces to control soil erosion by slowing and reducing the energy of runoff and improving water infiltration into the soil combined with drainage tile/intakes throughout the farm. There are a significant number of tile intakes noted across the farm with approximately ten intakes on Tract 1 and thirty intakes on Tract 2. Once these contracts expire, both southwestern Iowa farmland tracts could easily be put back into production for years to come!

There are two overhead MidAmerican transmission lines located directly north and southeast of the farm and approximately seven miles east is the Black Maple Wind Farm, a project of Apex Clean Energy, with approximately 60 Siemens 2.3 MW wind turbines and. The energy project is expected to generate up to 400 megawatts of clean, homegrown energy. There is an option and collection easement on the farm, please contact the Agent for additional details.

Tracts will be offered via an Online Only Auction that will conclude at 2:00 PM on Friday, April 4th, 2025 and all bidding must be through the Peoples Company BidWrangler platform. The land will be sold as two individual tracts on a price per acre basis and the tracts will not be offered in their entirety after the auction. A bid placed on either tract within 3 minutes of the scheduled close of the auction will extend bidding by an additional 3 minutes until all the bidding is completed. Immediate possession of the property will be granted upon a satisfactory earnest money payment and proof of liability insurance for the spring grazing season. The property is located within Section 4 in Nodaway Township, Taylor County, Iowa.



FENCE AND TILE MAP



TRACT 1 | 40 Acres

N26/Denver Avenue & 110th Street, Nodaway, IA



DESCRIPTION

Tract #1 consists of 40 acres m/l with 31.85 FSA tillable acres carrying a CSR2 of 50.3. The primary soil types of this tillable tract consist of Sharpsburg silty clay loam and Armstrong clay loam. This tract is improved with terraces to limit soil erosion and improve water infiltration combined with drainage tile throughout the farm. There were over ten tile intakes noted across the tract on the front side of the terraces (See Fence & Tile Map). All of the tillable acres are currently enrolled through 2026 in the Conservation Reserve Program (CRP) CP1 paying \$7,719 annually or \$242.36 per acre. Once these contracts expire, this southwestern Iowa farmland tract could easily be put back into crop production for years to come!

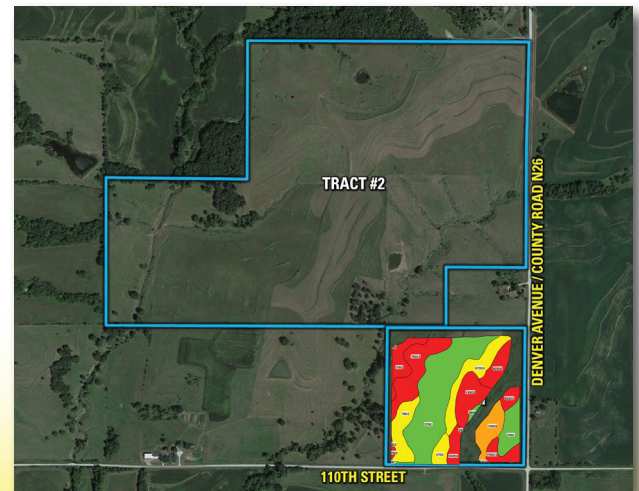
The balance includes grassed waterways located on the eastern half and along the northern property boundary of the tract. Located in the southeast quarter of Section 4 of Nodaway Township, Taylor County, Iowa, this farmland tract would be a smart investment for a beginning farmer, Buyer looking to diversify their portfolio, or anyone interested in a long-term land investment opportunity.

NET TAXES \$818 | CSR2 50.3

FSA TILLABLE SOILS | CRP MAP

| Code | Soil Description | Acres | % of Field | Legend | CSR2 |
|--------|----------------------------|-------|------------|--------|------|
| 370C | Sharpsburg silty clay loam | 11.54 | 36.23% | | 90 |
| 792D2 | Armstrong clay loam | 3.65 | 11.46% | | 60 |
| 570D2 | Nira silty clay loam | 2.79 | 8.76% | | 83 |
| Y93D2 | Shelby-Adair clay loams | 2.40 | 7.54% | | 67 |
| 76D2 | Ladoga silty clay loam | 2.28 | 7.16% | | 72 |
| 822D2 | Lamoni silty clay loam | 2.18 | 6.84% | | 58 |
| Y24D2 | Shelby clay loam | 2.02 | 6.34% | | 74 |
| 179E2 | Gara loam | 1.71 | 5.37% | | 70 |
| Y192C2 | Adair clay loam | 1.12 | 3.52% | | 61 |

Weighted Average 50.3



Ready to bid? Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



TRACT 2 | 190 Acres

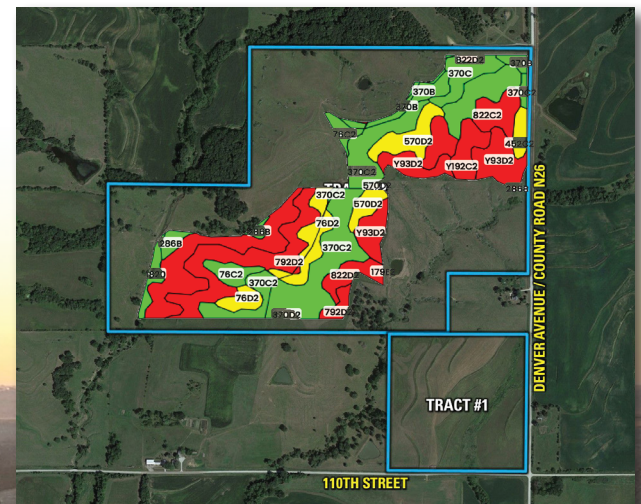
N26/Denver Avenue, Nodaway, IA 50857



DESCRIPTION

Tract #2 consists of 190 acres m/l with 87.89 FSA tillable acres, of which 86.71 acres are currently enrolled through 2026 in the Conservation Reserve Program (CRP) CP1 paying \$19,194 annually or \$221.36 per acre. The primary soil types of the tillable acres consist of Sharpsburg silty clay loam, Armstrong clay loam, and Shelby-Adair clay loam. This tract is improved with terraces and drainage tile/intakes throughout the farm. There were over thirty tile intakes noted across the tract on the front side of the terraces (See Fence & Tile Map).

The balance includes 100.22 surveyed acres of cool-season grass pasture on the northwest, west, and southeast portion of the tract with well-maintained perimeter fences. In addition, there are a total of two small ponds, one located on the north pasture and one located on the southeast pasture, combined with Long Branch Creek on the western portion of the pasture that provides surface water resources for grazing cattle. Immediate possession of the farm will be granted with satisfactory earnest money payment and proof of liability insurance to maximize grazing days across this farmland tract. Located in Section 4 of Nodaway Township, Taylor County, Iowa, this combination farmland tract would be a great investment for a beginning farmer or Buyer looking to diversify their portfolio with a long-term land investment opportunity.



NET TAXES \$3,658 | CSR2 50.2

FSA TILLABLE SOILS MAP

| Code | Soil Description | Acres | % of Field | Legend | CSR2 |
|--------|-----------------------------|-------|------------|--------|------|
| 370C2 | Sharpsburg silty clay loam | 18.64 | 21.21% | | 80 |
| 792D2 | Armstrong clay loam | 10.79 | 12.28% | | 5 |
| Y93D2 | Shelby-Adair clay loams | 9.46 | 10.76% | | 35 |
| 179E2 | Gara loam | 9.18 | 10.44% | | 32 |
| 76D2 | Ladoga silty clay loam | 5.48 | 6.24% | | 50 |
| 570D2 | Nira silty clay loam | 5.42 | 6.17% | | 55 |
| 822D2 | Lamoni silty clay loam | 4.90 | 5.58% | | 10 |
| 570C2 | Nira silty clay loam | 4.60 | 5.23% | | 81 |
| 76C2 | Ladoga silty clay loam | 3.20 | 3.64% | | 75 |
| 822C2 | Lamoni silty clay loam | 3.17 | 3.61% | | 32 |
| 370C | Sharpsburg silty clay loam | 3.12 | 3.55% | | 81 |
| Y192C2 | Adair clay loam | 2.83 | 3.22% | | 33 |
| 370B | Sharpsburg silty clay loam | 2.43 | 2.76% | | 91 |
| 1820 | Dockery-Quiver silt loams | 1.53 | 1.74% | | 87 |
| 286B | Colo-Judson-Nodaway complex | 1.45 | 1.65% | | 80 |
| 452C2 | Lineville silt loam | 1.36 | 1.55% | | 53 |

Weighted Average 50.2

for more information visit
PEOPLES COMPANY.COM



Listing #18119
PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

AUCTION TERMS AND CONDITIONS

LISTING #18119



Taylor County, Iowa Online Only Auction
230 Acres M/L; offered as 2 Tracts
Bidding ends: Friday, April 4th, 2025 at 2:00 PM (CST)
***The bidding is currently live!**

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Offering two tracts of Taylor County, Iowa farmland through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Friday, April 4th, 2025, at 2:00 PM Central Standard Time (CST) with Closing taking place on or before Friday, May 16th, 2025. A bid placed within 3 minutes of the scheduled close of either auction tract will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

Farm Program Information: Farm Program Information is provided by the Taylor & Greene County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Taylor County FSA and NRCS offices.

Earnest Money Payment & Possession: A 10% earnest money payment is required upon the conclusion of the auction. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held with Peoples Company Trust Account.

Co-Broker: Co-Broker must register the client a minimum of 48 hours prior to the Auction date by filling out our Broker Registration Form.

Closing: Closing will occur on or about Friday, May 16th, 2025. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

Possession & Farm Lease: The farm is "open" for the 2025 crop season. Immediate possession of the property will be given with satisfactory 10% earnest money payment and proof of liability insurance.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The sale is not contingent upon Buyer financing.

Financing: The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

Property Taxes: All real estate taxes for 2025 will be prorated between the Seller and Buyer to the date of closing.

CRP Payments: All CRP payments will be prorated for the current-year Contract payment(s) between the Seller and Buyer to the date of closing. By acceptance hereof, Buyer/s, their successors and assigns assume all obligations for compliance with the terms of said Contract(s).

Mineral Rights: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on the property. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Other: Buyer willfully acknowledges that they have performed their due diligence before bidding on this tract and this sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per acre basis. Peoples Company and its representatives are agents of the Seller, which can accept or reject any and all bids. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics may vary from the figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from Abstract.



12119 Stratford Drive
Clive, IA 50325

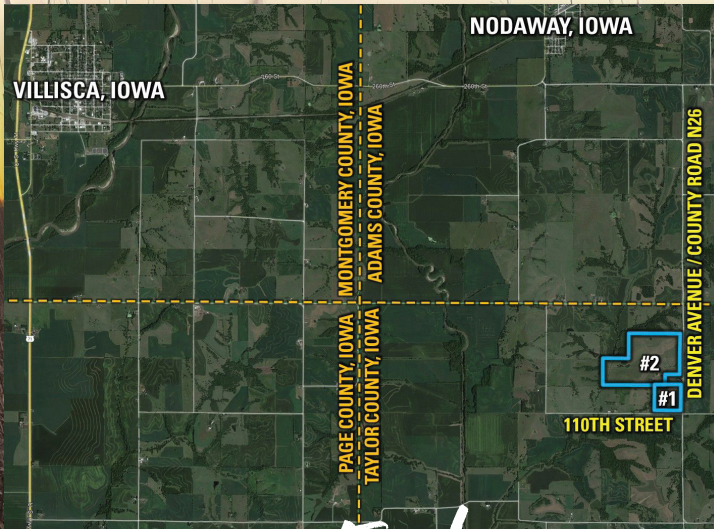


PeoplesCompany.com
Listing #18119



SCAN THE QR
CODE TO VIEW
THIS LISTING
ONLINE!

ONLINE ONLY FARMLAND AUCTION TAYLOR COUNTY, IOWA



DIRECTIONS

From Villisca, Iowa: Travel south on U.S. Highway 71 for approximately 1.75 miles and turn left (east) onto Montgomery-Page Street/Adams-Taylor Street for 6 miles. At the intersection, turn right (south) onto N26/Denver Avenue and continue for 0.30 miles. The farm is located on the west side of road. Look for the Peoples Company signs.

From Nodaway, Iowa: Travel south on N26/2nd Street and turn left (east) onto 260th Street. Continue for 1.25 miles and then turn right (south) onto N26/Chestnut Avenue/Denver Avenue and continue for 2.25 miles. The farm is located on the west side of road. Look for the Peoples Company signs.

Bidding Ends

FRIDAY, APRIL 4TH, 2025 AT 2:00 PM

Work with an elite expert in land.



Doug Bear, ALC
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Doug.Bear@PeoplesCompany.com



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FOR MORE INFORMATION CONTACT:

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