

# **FARMLAND AUCTION**

# **WAYNE COUNTY, IA**

County Highway J22 | Humeston, IA | Listing #18153

**221.21 ACRES M/L**



**Auction Date:** Friday, April 11th, 2025 at 10:00 AM  
**Auction Location:** Wayne County Fair Event Center

**DARAN BECKER | 515.979.3498**

Daran@PeoplesCompany.com | IA LIC S60473000



**Wayne County, Iowa Farmland Auction – Mark your calendar for Friday, April 11th, 2025 at 10:00 AM!** Peoples Company is pleased to represent D Bar C Land and Cattle in the sale of 221.21 total acres m/l of Wayne County, Iowa farmland.

Located just four miles east of Humeston, Iowa, this farm sits along paved County Highway J22 in Section 17 of Washington Township. It includes 187.63 FSA cropland acres with an average CSR2 rating of 49.3, featuring productive soil types such as Zook-Olmitz-Vesser complex, Arispe silty clay loam, and Shelby clay loam. Additionally, the property offers 30+ acres of timber and a creek running through its center, creating excellent hunting and recreational opportunities. With road frontage on three sides, the farm provides convenient access for both agricultural and recreational use.

The farm is leased for the 2025 growing season, with 185 cropland acres cash-rented at \$273/acre, generating \$50,505 in annual income. The cash rent will be credited to the buyer at closing. The property also has a \$4,000 annual hunting lease, which will be terminated prior to the sale but can be renegotiated by the buyer if desired.

Located in a strong agricultural area with multiple competing grain markets nearby, this highly tillable farmland offers an excellent opportunity for expansion or as an investment-grade land purchase.

The tract will be sold using the traditional auction method. The auction will be held at 10:00 a.m. CDT on Friday, April 11th, 2025, at the Wayne County Fair Event Center in Corydon, Iowa. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

*Additional Info: The seller holds an active real estate license in Iowa.*



**Wayne County, Iowa Land Auction**  
**221.21 Acres M/L**  
**Friday, April 11th, 2025 at 10:00 AM**

**Seller:** D Bar C Land and Cattle

**Auction Location:**  
Wayne County Fair Event Center  
800 2nd Avenue  
Corydon, Iowa 50060

**Online Bidding:** Register to bid at <http://peoplescompany.bidwangler.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.

**Auction Method:** The property will be offered as one individual tract. All bids will be on a price per acre basis. This auction can

also be viewed through a Virtual Online Auction option and online bidding will be available.

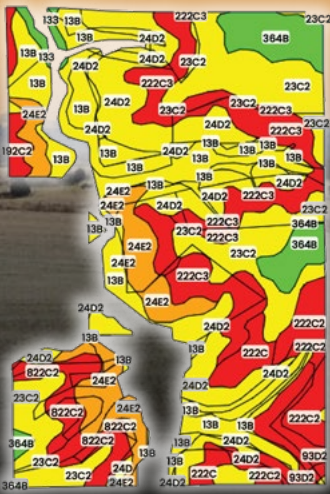
**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

**Farm Program Information:** Farm Program Information is provided by the Wayne 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 Wayne County FSA and NRCS offices.

**Earnest Money Payment:** A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in Peoples Company's Trust Account.

**Closing:** Closing will occur on or before Monday, May 26th, 2025. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Directions from Humeston, Iowa: Travel east out of town on County Highway J22 for 4 miles. The property will be located on your left. Look for the Peoples Company signs.



| CODE  | DESCRIPTION                | ACRES | % OF FIELD | IA CSR2 |
|-------|----------------------------|-------|------------|---------|
| 13B   | Zook-Olmitz-Vesser complex | 35.60 | 18.97%     | 68      |
| 23C2  | Arispe silty clay loam     | 34.46 | 18.37%     | 62      |
| 24D2  | Shelby clay loam           | 30.94 | 16.49%     | 51      |
| 222C3 | Clarinda silty clay        | 23.34 | 12.44%     | 21      |
| 24E2  | Shelby clay loam           | 17.32 | 9.23%      | 40      |
| 364B  | Grundy silty clay loam     | 11.32 | 6.03%      | 72      |
| 822C2 | Lamoni silty clay loam     | 8.63  | 4.60%      | 31      |
| 222C2 | Clarinda silty clay loam   | 8.47  | 4.51%      | 28      |
| 93D2  | Shelby-Adair complex       | 5.99  | 3.19%      | 32      |
| 222C  | Clarinda silty clay loam   | 4.86  | 2.59%      | 31      |
| 192C2 | Adair clay loam            | 3.97  | 2.12%      | 29      |
| 133   | Colo silty clay loam       | 1.37  | 0.73%      | 78      |
| 24E   | Shelby loam                | 0.77  | 0.41%      | 32      |
| 24D   | Shelby loam                | 0.49  | 0.26%      | 55      |
| 222D2 | Clarinda silty clay loam   | 0.05  | 0.03%      | 8       |

**49.3**  
AVERAGE  
CSR2



**Possession:** Possession of the land will be given At Closing, Subject to Tenant's Rights.

**Farm Lease:** The farm is leased for the 2025 growing season, the cropland is cash-rented at \$273/acre per 185 acres for an annual amount of \$50,505. Cash rent will be credited to the buyer at closing.

**Contract & Title:** Immediately upon the 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 Seller will provide a current abstract at their expense. The Sale is not contingent upon Buyer financing.

**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.

**Surveys:** No additional surveying or staking will be provided by the Seller.

**Other:** 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. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

**Disclaimer:** All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from 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.

**DARAN BECKER | 515.979.3498**

Daran@PeoplesCompany.com | IA LIC S60473000



12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #18153



SCAN THE QR  
CODE TO THE LEFT  
WITH YOUR PHONE  
CAMERA TO VIEW  
THIS LISTING ONLINE!

# **FARMLAND AUCTION** **WAYNE COUNTY, IA**

County Highway J22 | Humeston, IA | Listing #18153

**Auction Date:** Friday, April 11th, 2025 at 10:00 AM

**Auction Location:** Wayne County Fair Event Center

---

**DARAN BECKER | 515.979.3498**

Daran@PeoplesCompany.com | IA LIC S60473000

**221.21**  
**ACRES M/L**