PREMIUM FARMLAND AUCTION

Iowa & Minnesota

3,076.51 ACRES M/L

OFFERED AS 24 TRACTS | FOUR SEPARATE AUCTIONS

AUCTION 1: WEDNESDAY, DECEMBER 2, 2026 AT 10:00 AM (TRACTS 1-8)

Auction Location: St. Ansgar South Square, 202 S. Washington Street, St. Ansgar, IA 50472
Includes 971.51 acres with 926.30 FSA cropland acres; offered in 8 tracts

AUCTION 2: WEDNESDAY, DECEMBER 2, 2026 AT 5:00 PM (TRACTS 9-16)

Auction Location: Adams American Legion Post 146, 321 W. Main Street, Adams, MN 55909
Includes 838.97 acres with 802.26 FSA cropland acres; offered in 8 tracts

AUCTION 3: THURSDAY, DECEMBER 3, 2026 AT 10:00 AM (TRACTS 17-23)

Auction Location: Lansing Corners Bar & Grill Event Center, 27017 U.S. Highway 218, Austin, MN 55912
Includes 1,107.74 acres with 1,076.47 FSA cropland acres; offered in 7 tracts

AUCTION 4: FRIDAY, DECEMBER 4, 2026 (TRACT 24)

ONLINE ONLY Auction with bids due at 11:00 AM CT
Includes 158.29 acres with 150.75 FSA cropland acres; offered in 1 tract

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

LINDSEY BROWN IA LIC S74619000, MN LIC 40260937
701.371.5538 | Lindsey@PeoplesCompany.com

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PREMIUM FARMLAND AUCTION

Iowa & Minnesota

Premium Iowa & Minnesota Farmland Auction – Mark your calendar for Wednesday, December 2 through Friday, December 4, 2026. Peoples Company is honored to represent the sale of an exceptional portfolio consisting of 3,076.51± acres of farmland, including 2,955.78 high-quality FSA cropland acres, offered in 24 tracts across Worth and Mitchell Counties in Iowa and Mower and Faribault Counties in Minnesota. The farmland tracts will be offered at three separate live auctions and one online-only auction. At each live auction, the tracts offered will be sold through the "Buyer's Choice Auction Method" on a price-per-acre basis. The high bidder may take, in any order, any or all tracts offered for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. The live auction will be available for viewing and bidding through our mobile bidding app for those who are unable to attend in-person.

LIVE AUCTION #1 WITH SIMULTANEOUS ONLINE BIDDING - Wednesday, December 2, 2026 At 10:00 AM (Tracts 1-8)

Auction Location: St. Ansgar South Square, 202 S. Washington Street, St. Ansgar, Iowa 50472
Includes 971.51 acres with 926.30 FSA cropland acres; offered in 8 tracts

LIVE AUCTION #2 WITH SIMULTANEOUS ONLINE BIDDING - Wednesday, December 2, 2026 at 5:00 PM (Tracts 9-16)

Auction Location: Adams American Legion Post 146, 321 W. Main Street, Adams, Minnesota 55909
Includes 838.97 acres with 802.26 FSA cropland acres; offered in 8 tracts

LIVE AUCTION #3 WITH SIMULTANEOUS ONLINE BIDDING - Thursday, December 3, 2026 at 10:00 AM (Tracts 17-23)

Auction Location: Lansing Corners Bar & Grill Event Center, 27017 U.S. Highway 218, Austin, Minnesota 55912
Includes 1,107.74 acres with 1,076.47 FSA cropland acres; offered in 7 tracts

ONLINE ONLY AUCTION #4 - Friday, December 4, 2026 (Tract 24)

Online Only Auction with bids due at 11:00 AM
Includes 158.29 acres with 150.75 FSA cropland acres; offered in 1 tract

This offering, with highly-tillable tracts ranging in size from 50.25 to 268.40 acres, presents a unique opportunity for a wide range of buyers, including established farming operations seeking to expand their land holdings, investors looking to add highly productive Iowa and Minnesota farmland to their portfolio, and rural lifestyle buyers interested in hobby farming or searching for potential homesite opportunities. Large-scale offerings of this size and quality seldom become available in northeast Iowa and southeast Minnesota. The combination of productive farmland, desirable tract configurations, and strong agricultural characteristics makes this auction a unique opportunity to acquire premium farmland in some of the state's most sought-after farming communities.

INFORMATIONAL SESSIONS

Two informational sessions will be held on two different dates for interested bidders to learn more about the 24 farmland tracts being offered and the bidding process prior to the auctions. These two informational dates include:

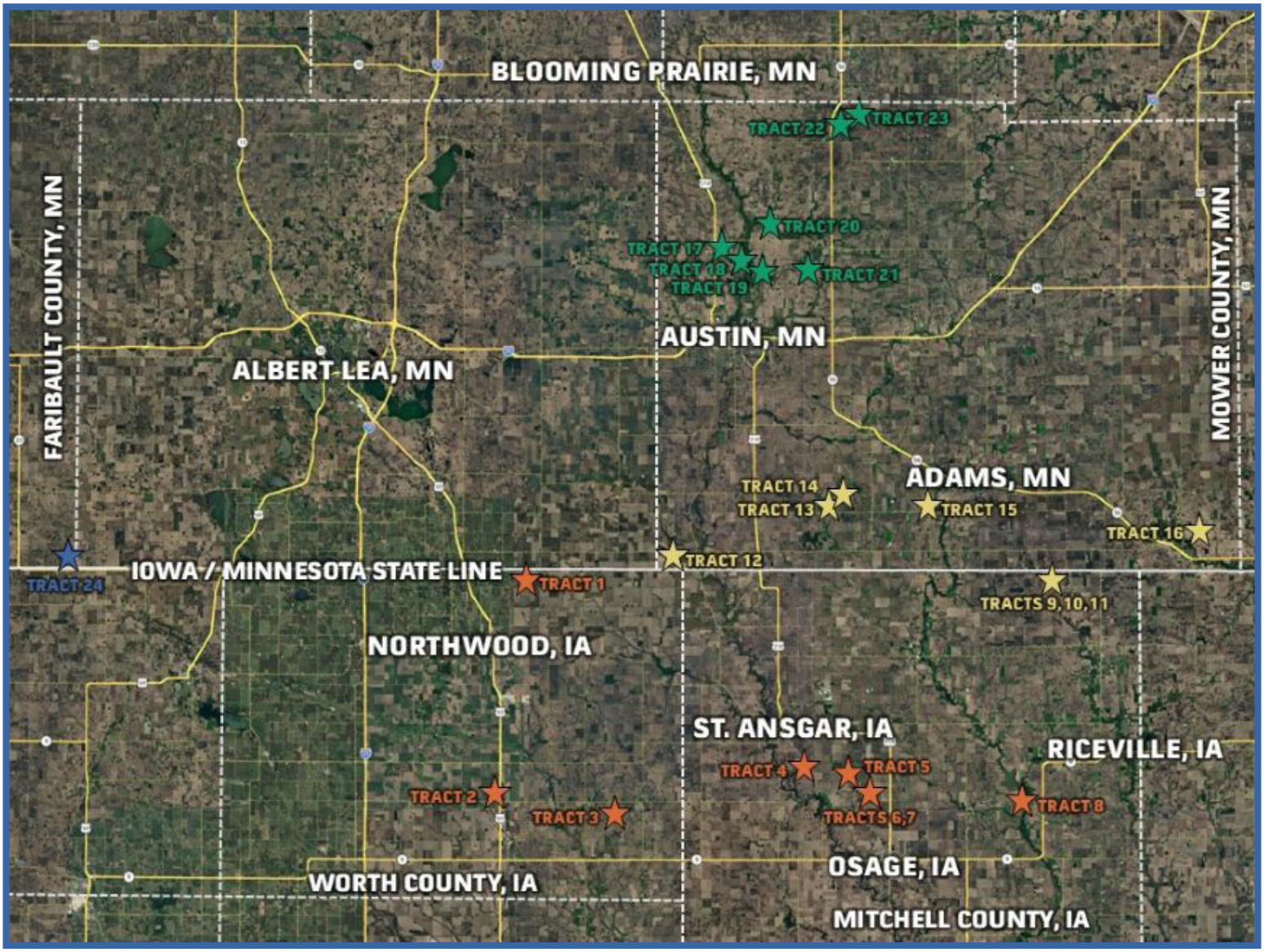
1) Wednesday, November 4, 2026
8:00-10:00 AM: St. Ansgar South Square, 202 S. Washington Street, St. Ansgar, Iowa 50472
4:00-6:00 PM: Lansing Corners Bar & Grill Event Center, 27017 U.S. Highway 218, Austin, Minnesota 55912

2) Wednesday, November 18, 2026
8:00-10:00 AM: St. Ansgar South Square, 202 S. Washington Street, St. Ansgar, Iowa 50472
4:00-6:00 PM: Lansing Corners Bar & Grill Event Center, 27017 U.S. Highway 218, Austin, Minnesota 55912

PEOPLES COMPANY
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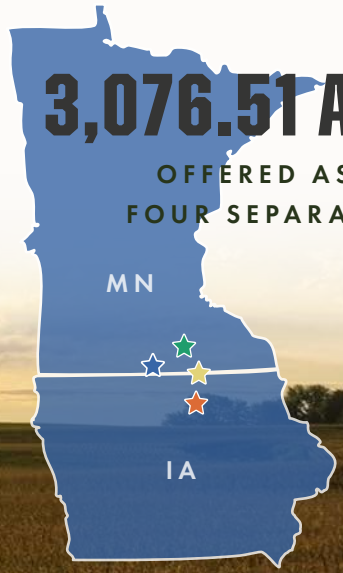


AUCTION 1: 971.51 ACRES M/L (TRACTS 1-8)

AUCTION 2: 838.97 ACRES M/L (TRACTS 9-16)

AUCTION 3: 1,107.74 ACRES M/L (TRACTS 17-23)

AUCTION 4: 158.29 ACRES M/L (TRACT 24)



3,076.51 ACRES M/L

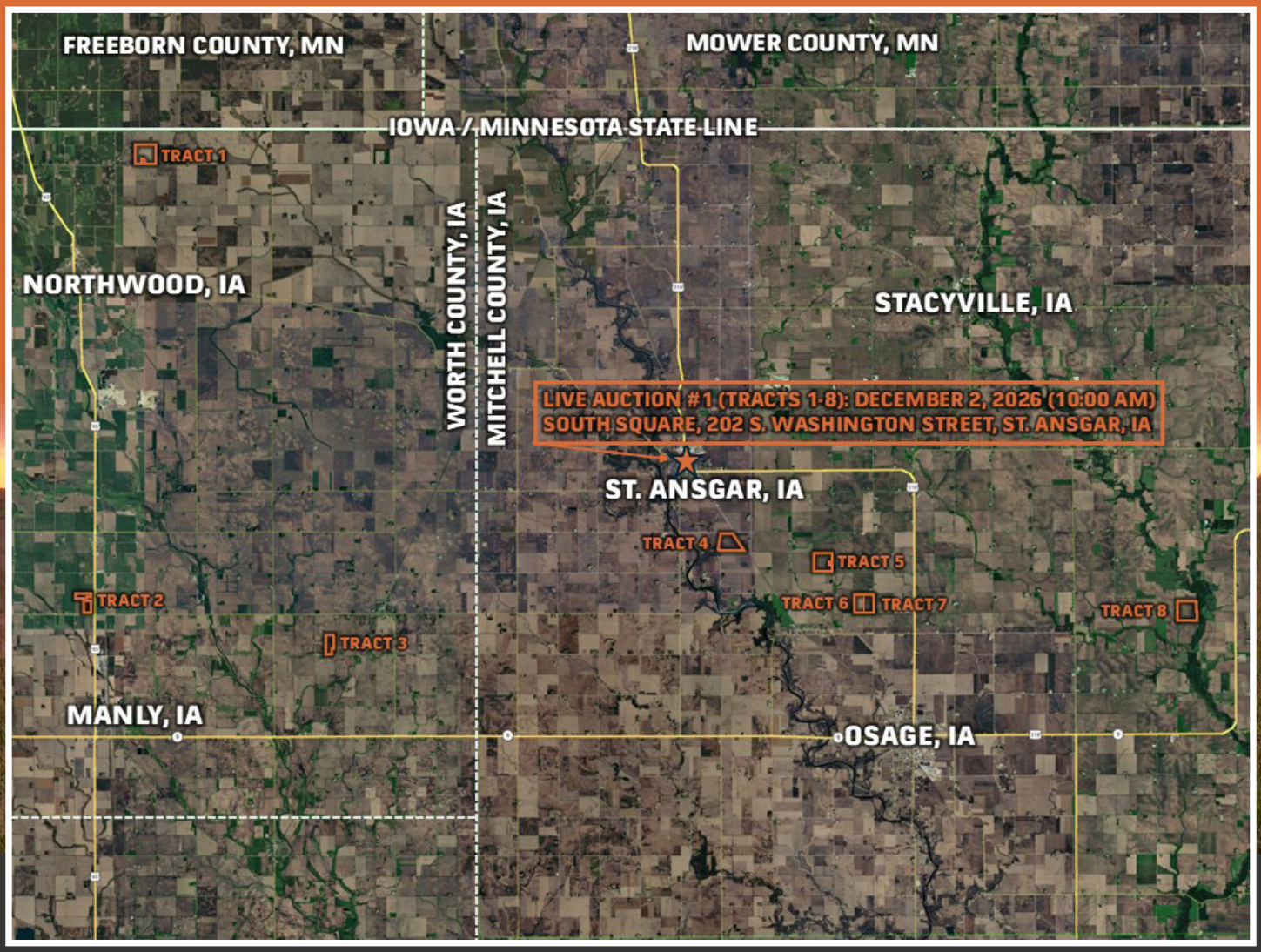
OFFERED AS 24 TRACTS
FOUR SEPARATE AUCTIONS

LIVE AUCTION 1: 971.51 ACRES M/L
WEDNESDAY, DECEMBER 2, 2026 | 10:00 AM

ST. ANSGAR SOUTH SQUARE, 202 S. WASHINGTON STREET, ST. ANSGAR, IOWA 50472

Live Auction #1 consists of 971.51 gross acres with 926.30 FSA tillable acres, offered as 8 tracts ranging from 80± to 170.71± acres, located across Worth and Mitchell Counties, Iowa. Tracts 1-8 will be offered on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, any or all tracts for their high bid. The Public Auction will be held on Wednesday, December 2, 2026, at 10:00 AM at the St. Ansgar South Square, 202 S. Washington Street, St. Ansgar, Iowa 50440. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available. Don't miss this opportunity to own highly tillable farmland tracts in Worth and Mitchell Counties, Iowa.

TRACT 1: 153.41 ACRES M/L
TRACT 2: 90.58 ACRES M/L
TRACT 3: 73.81 ACRES M/L
TRACT 4: 167.44 ACRES M/L
TRACT 5: 155.56 ACRES M/L
TRACT 6: 80 ACRES M/L
TRACT 7: 80 ACRES M/L
TRACT 8: 170.71 ACRES M/L



TERMS & CONDITIONS

971.51 Acres M/L, 926.30 FSA Cropland Acres
Offered as Eight Tracts
Wednesday, December 2nd, 2026 at 10:00 AM CT

AUCTION LOCATION:
St. Ansgar South Square
202 S. Washington Street
St. Ansgar, Iowa 50472

Tract 1: 153.41 Acres M/L
Tract 2: 90.58 Acres M/L
Tract 3: 73.81 Acres M/L
Tract 4: 167.44 Acres M/L
Tract 5: 155.56 Acres M/L
Tract 6: 80 Acres M/L
Tract 7: 80 Acres M/L
Tract 8: 170.71 Acres M/L

AUCTION METHOD: The eight tracts (Tracts 1-8) will be sold via live Public Auction with simultaneous online bidding on Wednesday, December 2nd, 2026, at 10:00 AM at the St. Ansgar South Square in St. Ansgar, Iowa. All tracts will be offered on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, any or all tracts for their high bid. The "Buyer's Choice" auction method will continue until all tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety at the conclusion of the auction. 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.

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.

AGENCY: 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 Worth and Mitchell County Farm Service Agencies. 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 Worth and Mitchell County, Iowa FSA and NRCS offices.

EARNEST MONEY PAYMENT: A 10% non-refundable earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held in the Peoples Company Trust Account.

CLOSING: Closing will occur on or before Friday, January 22, 2027. The balance of the purchase price will be payable at closing in the form of wire transfer/s.

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

FARM LEASE: Farming rights for the 2027 cropping year will be available.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the Peoples Company Trust Account. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

FINANCING: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

PROPERTY TAXES: All real estate taxes will be prorated between the Seller and Buyer to the date of closing.

MINERAL RIGHTS: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of mineral interests. 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 Seller. 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: Seller reserves the right to accept or reject any and all bids. This sale is subject to all easements, covenants, leases, and restrictions of record. All property will be 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 "price 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 the abstracts and/or title commitments.

TRACT 1: 153.41 ACRES M/L

WORTH COUNTY, IOWA



TRACT 1 includes 153.41 gross acres with 152.51 FSA tillable acres, classified as NHEL, carrying a CSR2 rating of 80.2. Primary soil types include Nicollet clay loam and Canisteo clay loam. Farm is open for the 2027 cropping season. Located in Section Ten (10) of Grove Township, Worth County, Iowa.

PARCEL NUMBERS: 03-10-400-001; 03-10-400-002; 03-10-400-005; 03-10-400-004

GROSS ANNUAL TAXES: $5,564

TILLABLE SOILS MAP

Code	Description	Acres	% of Field	IA CSR2
55	Nicollet clay loam	41.91	27.48 %	89
507	Canisteo clay loam	39.45	25.87 %	84
957	Harps-Okoboji complex	25.89	16.97 %	69
107	Webster clay loam	18.55	12.17 %	86
95	Harps clay loam	13.69	8.97 %	72
6	Okoboji silty clay loam	11.39	7.47 %	59
138B	Clarion loam	1.63	1.07 %	89
			Average:	**80.2**



TRACT 2: 90.58 ACRES M/L

WORTH COUNTY, IOWA



TRACT 2 includes 90.58 gross acres with 80.16 FSA NHEL tillable acres carrying a CSR2 rating of 67.3. Primary soil types include Marshan clay loam and Maxfield silt loam. Farm is open for the 2027 cropping season. Located in Section Four (4) of Lincoln Township, Worth County, Iowa.

PARCEL NUMBERS: 11-04-300-001; 11-05-400-004; 11-04-300-006; 11-04-300-005

GROSS ANNUAL TAXES: $2,458

TILLABLE SOILS MAP

Code	Description	Acres	% of Field	IA CSR2
1152	Marshan clay loam	43.09	53.75 %	54
682	Maxfield silt loam	16.77	20.92 %	83
184	Klinger silty clay loam	13.25	16.53 %	95
560	Talcot clay loam	5.77	7.20 %	53
761	Franklin silt loam	1.28	1.60 %	85
			Average:	**67.3**



TRACT 3: 73.81 ACRES M/L

WORTH COUNTY, IOWA



TRACT 3 includes 73.81 gross acres with 72.23 FSA NHEL tillable acres carrying a CSR2 rating of 88.0. Primary soil type includes Klinger silty clay loam. Farm is open for the 2027 cropping season. The tract contains an extensive patterned drainage tile system, although the tile size is unknown, and has multiple outlets across the farm. Located in Section Nine (9) of Union Township, Worth County, Iowa.

PARCEL NUMBERS: 12-09-300-002; 12-09-300-004

GROSS ANNUAL TAXES: $2,994

See drainage tile map on website.
PeoplesCompany.com | Listing #19794

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	IA CSR2
184	Klinger silty clay loam	30.53	42.27 %	95
682	Maxfield silt loam	18.80	26.03 %	83
377B	Dinsdale silt loam	17.35	24.02 %	95
782B	Donnan silt loam	5.31	7.35 %	43
761	Franklin silt loam	0.24	0.33 %	85
			Average:	**88.0**

TRACT 4: 167.44 ACRES M/L

MITCHELL COUNTY, IOWA

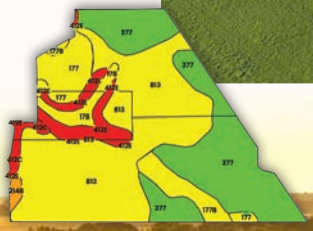


TRACT 4 includes 167.44 surveyed acres with 145.73 FSA tillable acres carrying a CSR2 rating of 70.7. Primary soil types include Atkinson loam and Dinsdale silty clay loam. The balance is comprised of cool-season grass pasture on the northwest portion of the farm. Farm is open for the 2027 cropping season. Located in Section Thirty-one (31) of Grove Township and Section Thirty-six (36) of St. Ansgar Township, Mitchell County, Iowa.

PARCEL NUMBERS: 0536200014; 0631100001; 0631200001

GROSS ANNUAL TAXES: $4,734

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	IA CSR2
813	Atkinson loam	64.30	44.12 %	66
377	Dinsdale silty clay loam	46.89	32.18 %	99
177	Saude loam	9.78	6.71 %	60
412E	Emeline loam	9.22	6.32 %	5
177B	Saude loam	7.90	5.42 %	55
178	Waukee silt loam	4.13	2.83 %	68
412C	Emeline loam	2.22	1.52 %	7
214B	Rockton loam	1.30	0.89 %	47
			Average:	**70.7**

TRACT 5: 155.56 ACRES M/L

MITCHELL COUNTY, IOWA



TRACT 5 includes 155.56 gross acres with 154.70 FSA tillable acres, classified as NHEL, carrying a CSR2 rating of 90.6. Primary soil types include Klinger silty clay loam and Maxfield silt loam. Farm is open for the 2027 cropping season. Located in Section Thirty-three (33) of Mitchell Township, Mitchell County, Iowa.

PARCEL NUMBER: 633400001

GROSS ANNUAL TAXES: $6,428

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	IA CSR2
184	Klinger silty clay loam	65.25	42.18 %	95
682	Maxfield silt loam	50.21	32.46 %	83
377	Dinsdale silty clay loam	21.50	13.90 %	99
760	Ansgar silt loam	10.66	6.89 %	85
761	Franklin silt loam	4.77	3.08 %	85
377B	Dinsdale silty clay loam	2.31	1.49 %	94
			Average:	**90.6**

TRACT 6: 80.0 ACRES M/L

MITCHELL COUNTY, IOWA



TRACT 6 includes 80 gross acres (to be surveyed) with an estimated 78 FSA tillable acres, classified as NHEL, carrying a CSR2 rating of 88.4. Primary soil type includes Maxfield silt loam. Farm is open for the 2027 cropping season. Located in Section Three (3) of Mitchell Township, Mitchell County, Iowa.

PARCEL NUMBER: Part of 1003400001

GROSS ANNUAL TAXES: $3,148

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	IA CSR2
682	Maxfield silt loam	41.47	53.16 %	83
184	Klinger silty clay loam	22.03	28.25 %	95
377B	Dinsdale silty clay loam	14.50	18.59 %	94
			Average:	**88.4**



TRACT 7: 80.0 ACRES M/L

MITCHELL COUNTY, IOWA



TRACT 7 includes 80 gross acres (to be surveyed) with an estimated 76.30 FSA tillable acres, classified as NHEL, carrying a CSR2 rating of 92.5. Primary soil type includes Dinsdale silty clay. Farm is open for the 2027 cropping season. Located in Section Three (3) of Mitchell Township, Mitchell County, Iowa.

PARCEL NUMBER: Part of 1003400001

GROSS ANNUAL TAXES: $3,148

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	IA CSR2
377B	Dinsdale silty clay loam	43.03	56.40 %	94
184	Klinger silty clay loam	19.61	25.70 %	95
682	Maxfield silt loam	10.04	13.15 %	83
394B	Ostrander loam	3.62	4.75 %	88
			Average:	**92.5**

TRACT 8: 170.71 ACRES M/L

MITCHELL COUNTY, IOWA



TRACT 8 includes 170.71 surveyed acres with 166.67 FSA tillable acres carrying a CSR2 rating of 70.7. Primary soil types include Riceville silt loam, Clyde-Floyd complex, and Protivin loam. Tract includes a 196' deep well (Well #80357), drilled on 6/10/2015, providing 700 gpm of water for the 7-tower Valley 7000 series irrigation pivot. Farm is open for the 2027 cropping season. Located in Sections One (1), Six (6), Seven (7), and Twelve (12) of Burr Oak Township, Mitchell County, Iowa.

PARCEL NUMBERS: 1101400004; 1206300002; 1101400005; 1112200001; 1207100001

GROSS ANNUAL TAXES: $5,430

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	IA CSR2
784B	Riceville silt loam	31.92	19.15 %	68
391B	Clyde-Floyd complex	27.18	16.30 %	87
798B	Protivin loam	24.61	14.77 %	61
1226	Lawler loam	19.08	11.45 %	59
781C	Lourdes loam	18.51	11.11 %	72
781B	Lourdes loam	15.61	9.36 %	68
84	Clyde silty clay loam	14.26	8.56 %	88
777	Wapsie loam	8.27	4.96 %	55
783B	Cresco loam	6.63	3.98 %	73
626	Hayfield loam	0.45	0.27 %	53
198B	Floyd loam	0.14	0.09 %	89
			Average:	**70.7**

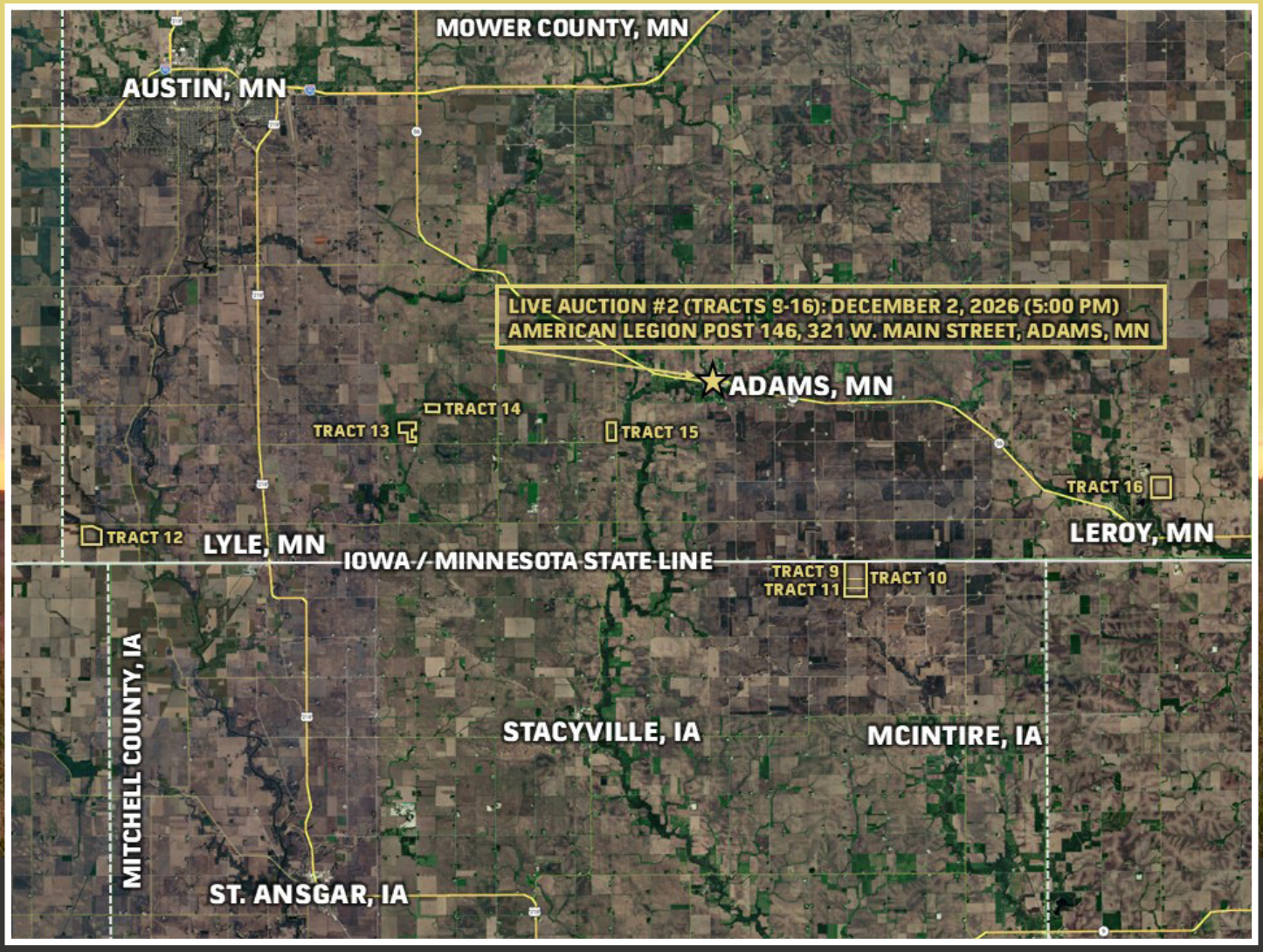
See well and irrigation information on website.
PeoplesCompany.com | Listing #19794

LIVE AUCTION 2: 838.97 ACRES M/L
WEDNESDAY, DECEMBER 2, 2026 | 5:00 PM

ADAMS AMERICAN LEGION POST 146, 321 W. MAIN STREET, ADAMS, MINNESOTA 55909

Live Auction #2 consists of 838.97 gross acres with 802.26 FSA tillable acres, offered as 8 tracts ranging from 50.25 ± to 160.0 ± acres, located across Mitchell County, Iowa and Mower County, Minnesota. Tracts 9-16 will be offered on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, any or all tracts for their high bid. The Public Auction will be held on Wednesday, December 2, 2026, at 5:00 PM at the Adams American Legion Post 146, 321 W. Main Street, Adams, Minnesota 55909. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available. Don't miss this opportunity to own highly tillable farmland tracts in Mitchell County, Iowa, and Mower County, Minnesota.

TRACT 9: 135 ACRES M/L
TRACT 10: 81.64 ACRES M/L
TRACT 11: 81.36 ACRES M/L
TRACT 12: 152.59 ACRES M/L
TRACT 13: 107.92 ACRES M/L
TRACT 14: 50.25 ACRES M/L
TRACT 15: 70.21 ACRES M/L
TRACT 16: 160 ACRES M/L



TERMS & CONDITIONS

838.97 Acres M/L, 802.26 FSA Cropland Acres
Offered as Eight Tracts
Wednesday, December 2nd, 2026 at 5:00 PM CT

AUCTION LOCATION:
Adams American Legion Post 146
321 W. Main Street
Adams, Minnesota 55909

Tract 9: 135 Acres M/L
Tract 10: 81.64 Acres M/L
Tract 11: 81.36 Acres M/L
Tract 12: 152.59 Acres M/L
Tract 13: 107.92 Acres M/L
Tract 14: 50.25 Acres M/L
Tract 15: 70.21 Acres M/L
Tract 16: 160 Acres M/L

AUCTION METHOD: The eight tracts (Tracts 9-16) will be sold via live Public Auction with simultaneous online bidding on Wednesday, December 2nd, 2026, at 5:00 PM at the American Legion in Adams, Minnesota. All tracts will be offered on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, any or all tracts for their high bid. The "Buyer's Choice" auction method will continue until all tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

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EARNEST MONEY PAYMENT: A 10% non-refundable earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held in the Peoples Company Trust Account.

CLOSING: Closing will occur on or before Friday, January 29th, 2027. The balance of the purchase price will be payable at closing in the form of wire transfer/s.

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

FARM LEASE: Farming rights for the 2027 cropping year will be available.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the Peoples Company Trust Account. On Tracts 9-11, the Seller will provide a current abstract at their expense, and on the five Minnesota tracts (Tracts 12-16), the Seller will provide title commitments. The sale is not contingent upon Buyer financing.

FINANCING: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

PROPERTY TAXES: All real estate taxes on Tracts 9-11 will be prorated between the Seller and Buyer to the date of closing. On Tracts 12-16, the seller(s) will pay all 2026 real estate taxes. The buyer(s) will pay and be responsible for all 2027 and future real estate taxes. Taxes are approximated to the best of our knowledge in the marketing material, and the closing title company shall confirm the final tax amount before closing.

MINERAL RIGHTS: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of mineral interests. 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 Seller. 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: Seller reserves the right to accept or reject any and all bids. This sale is subject to all easements, covenants, leases, and restrictions of record. All property will be 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 "price 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 the abstracts and/or title commitments.

TRACT 9: 135 ACRES M/L

TRACT 9 includes 135 surveyed acres with an estimated 130.68 FSA tillable acres carrying a CSR2 rating of 83.4. Primary soil type includes Oran loam. Farm is open for the 2027 cropping season. Located in Section Eight (8) of Wayne Township, Mitchell County, Iowa.

PARCEL NUMBER: 408100001

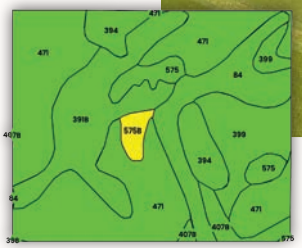
GROSS ANNUAL TAXES: $4,332

MITCHELL COUNTY, IOWA



TILLABLE SOILS MAP

Code	Description	Acres	% of Field	IA CSR2
471	Oran loam	58.56	44.81 %	79
391B	Clyde-Floyd complex	22.67	17.35 %	87
84	Clyde silty clay loam	15.19	11.62 %	88
399	Readlyn silt loam	13.68	10.47 %	91
394	Ostrander loam	9.31	7.13 %	94
575	Dickinson-Ostrander complex	5.20	3.98 %	73
407B	Schley silt loam	3.76	2.88 %	81
575B	Dickinson-Ostrander complex	2.26	1.73 %	67
398	Tripoli clay loam	0.05	0.04 %	82
			Average:	**83.4**



TRACT 10: 81.64 ACRES M/L

TRACT 10 includes 81.64 surveyed acres with an estimated 79.09 FSA tillable acres carrying a CSR2 rating of 80.7. Primary soil type includes Oran loam. Farm is open for the 2027 cropping season. Located in Section Eight (8) of Wayne Township, Mitchell County, Iowa.

PARCEL NUMBER: Part of 0408300001

GROSS ANNUAL TAXES: $2,638

MITCHELL COUNTY, IOWA



TILLABLE SOILS MAP

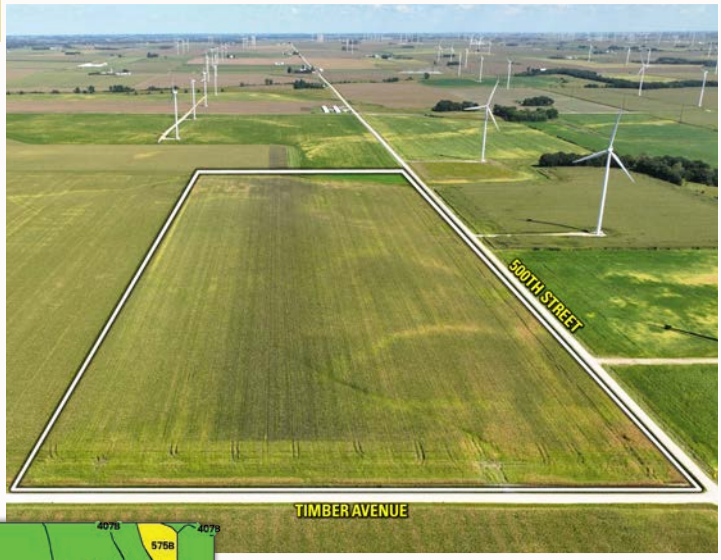
Code	Description	Acres	% of Field	IA CSR2
471	Oran loam	31.72	40.10 %	79
407B	Schley silt loam	25.33	32.02 %	81
398	Tripoli clay loam	16.94	21.42 %	82
84	Clyde silty clay loam	4.37	5.53 %	88
575	Dickinson-Ostrander complex	0.56	0.71 %	73
575B	Dickinson-Ostrander complex	0.17	0.22 %	67
			Average:	**80.7**





TRACT 11: 81.36 ACRES M/L

MITCHELL COUNTY, IOWA



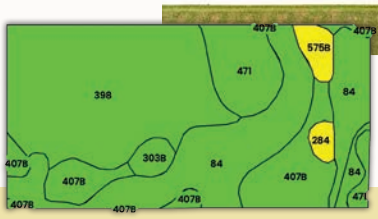
TRACT 11 includes 81.36 surveyed acres with an estimated 79.09 FSA tillable acres carrying a CSR2 rating of 82.6. Primary soil types include Tripoli clay loam, Clyde silty clay loam, and Schley silt loam. Farm is open for the 2027 cropping season. Located in Section Eight (8) of Wayne Township, Mitchell County, Iowa.

PARCEL NUMBER: Part of 0408300001

GROSS ANNUAL TAXES: $2,638

TILLABLE SOILS MAP

Code	Description	Acres	% of Field	IA CSR2
398	Tripoli clay loam	30.89	39.05 %	82
84	Clyde silty clay loam	23.68	29.94 %	88
407B	Schley silt loam	12.07	15.26 %	81
471	Oran loam	7.86	9.93 %	79
575B	Dickinson-Ostrander complex	1.94	2.45 %	67
303B	Pinicon loam	1.62	2.05 %	80
284	Flagler sandy loam	1.03	1.31 %	53
			Average:	**82.6**



TRACT 12: 152.59 ACRES M/L

MOWER COUNTY, MINNESOTA



TRACT 12 includes 152.59 gross acres with 145.46 FSA tillable acres carrying a MN CPI rating of 76.5. Primary soil types include Marshan clay loam, Lawler silt loam, and Floyd silt loam. Farm is open for the 2027 cropping season. Located in Section Thirty-one (31) of Lyle Township, Mower County, Minnesota.

PARCEL NUMBER: 11.031.0010

GROSS ANNUAL TAXES: $9,452

TILLABLE SOILS MAP

Code	Description	Acres	% of Field	MN CPI
252	Marshan clay loam	38.10	26.19 %	62
485	Lawler silt loam	27.45	18.87 %	77
479	Floyd silt loam	26.95	18.53 %	100
1841	Hayfield loam	14.77	10.15 %	79
1903	Udolpho silt loam	12.33	8.48 %	70
1904	Udolpho silt loam	6.97	4.79 %	70
135	Donnan silt loam	6.49	4.46 %	84
483A	Waukee loam	4.94	3.40 %	69
88	Clyde silty clay loam	2.51	1.72 %	86
516B	Dowagiac loam	1.58	1.09 %	64
483B	Waukee loam	1.51	1.04 %	66
			Average:	**76.5**



TRACT 13: 107.92 ACRES M/L

MOWER COUNTY, MINNESOTA



TRACT 13 includes 107.92 surveyed acres, with 98.82 FSA tillable acres, carrying an MN CPI rating of 81.2. Primary soil types include Udolpho silt loam, Clyde silty clay loam, and Schley silt loam. Balance included wooded timber in the northwest corner of the property. Farm is open for the 2027 cropping season. Located in Section Sixteen (16) of Nevada Township, Mower County, Minnesota.

PARCEL NUMBER: 13.016.0011

GROSS ANNUAL TAXES: $6,932

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	MN CPI
1904	Udolpho silt loam	33.94	34.34 %	70
88	Clyde silty clay loam	23.91	24.19 %	86
637	Schley silt loam	23.30	23.58 %	84
23	Skyberg silt loam	15.43	15.62 %	95
1841	Hayfield loam	1.71	1.73 %	79
1884	Stateline silt loam	0.38	0.39 %	68
1891	Faxon variant silty clay loam	0.14	0.15 %	84
			Average:	**81.2**

TRACT 14: 50.25 ACRES M/L

MOWER COUNTY, MINNESOTA



TRACT 14 includes 50.25 gross acres with 48.12 FSA tillable acres carrying a MN CPI rating of 85.6. Primary soil types include Skyberg silt loam, Clyde silty clay loam, and Udolpo silt loam. Farm is open for the 2027 cropping season. The tract contains nearly 2,700 linear feet of 8-inch drainage tile, installed in 2013, outletting to Otter Creek on the northwest corner of the property. Located in Section Fifteen (15) of Nevada Township, Mower County, Minnesota.

PARCEL NUMBER: 13.015.0023

GROSS ANNUAL TAXES: $3,414

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	MN CPI
23	Skyberg silt loam	17.77	36.93 %	95
88	Clyde silty clay loam	16.44	34.17 %	86
1904	Udolpho silt loam	9.25	19.22 %	70
1841	Hayfield loam	4.47	9.29 %	79
637	Schley silt loam	0.19	0.39 %	84
			Average:	**85.6**

TRACT 15: 70.21 ACRES M/L

MOWER COUNTY, MINNESOTA

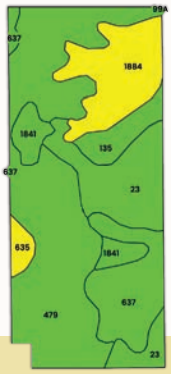


TRACT 15 includes 70.21 gross acres with 65.58 FSA tillable acres carrying a MN CPI rating of 90.2. Primary soil type includes Floyd silt loam. Farm is open for the 2027 cropping season. Located in Section Seventeen (17) of Adams Township, Mower County, Minnesota.

PARCEL NUMBERS: 01.016.0041; 01.016.0030

GROSS ANNUAL TAXES: $4,952

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	MN CPI
479	Floyd silt loam	29.68	45.26 %	100
23	Skyberg silt loam	10.63	16.21 %	95
1884	Stateline silt loam	9.16	13.97 %	68
637	Schley silt loam	8.61	13.13 %	84
1841	Hayfield loam	3.16	4.82 %	79
135	Donnan silt loam	3.08	4.69 %	84
635	Riceville silt loam	1.25	1.91 %	66
99A	Racine silt loam	0.01	0.01 %	98
			Average:	**90.2**

TRACT 16: 160 ACRES M/L

MOWER COUNTY, MINNESOTA



TRACT 16 includes 160 gross acres with 155.42 FSA tillable acres carrying a MN CPI rating of 86.7. Primary soil type includes Floyd silt loam. Tract includes a 310' deep well (Well #799933), completed on 6/17/2015, providing 700 gpm of water for the 8-tower Valley irrigation tower with arm. Farm is open for the 2027 cropping season. Located in Section Twenty-seven (27) of LeRoy Township, Mower County, Minnesota.

PARCEL NUMBER: 09.027.0022

GROSS ANNUAL TAXES: $9,046

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	MN CPI
479	Floyd silt loam	28.91	18.60 %	100
637	Schley silt loam	17.20	11.07 %	84
1814B	Waucoma silt loam	14.36	9.24 %	89
638B	Taopi silt loam	13.63	8.77 %	90
99B	Racine loam	11.35	7.30 %	91
1812	Fort Dodge silt loam	9.93	6.39 %	90
699A	Rossfield silt loam	9.77	6.29 %	94
635	Riceville silt loam	9.41	6.05 %	66
99C	Racine silt loam	9.36	6.02 %	76
1992	Sargeant variant silt loam	8.66	5.57 %	69
88	Clyde silty clay loam	6.41	4.12 %	86
633B	Nordness variant loam	6.05	3.89 %	79
1884	Stateline silt loam	3.43	2.21 %	68
1841	Hayfield loam	3.07	1.97 %	79
334B	Vlasaty silt loam	1.93	1.24 %	95
M515A	Tripoli clay loam	1.93	1.24 %	87
			Average:	**86.7**

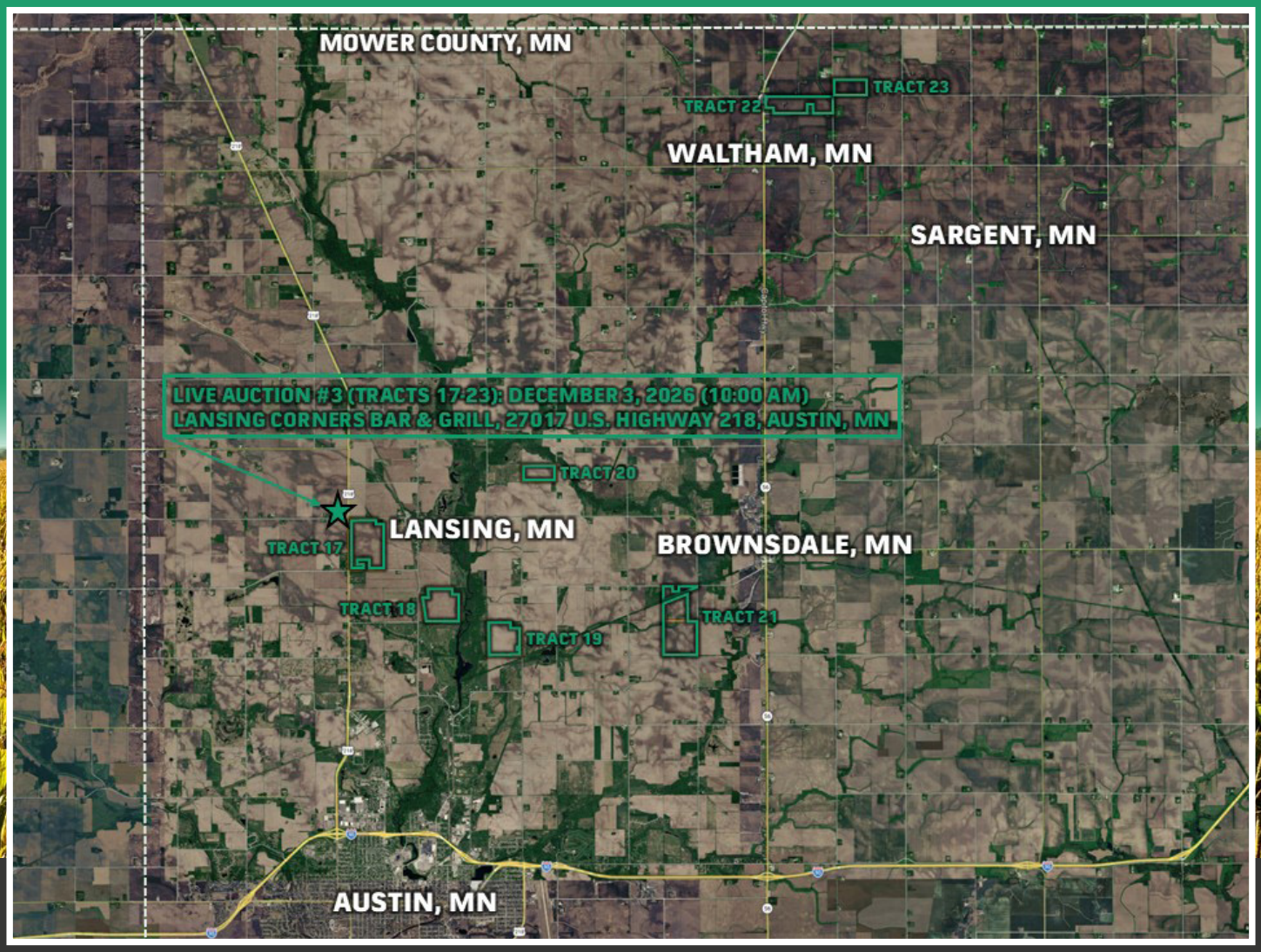
See well and irrigation information on website.
PeoplesCompany.com | Listing #19794

LIVE AUCTION 3: 1,107.74 ACRES M/L
THURSDAY, DECEMBER 3, 2026 | 10:00 AM

LANSING CORNERS BAR & GRILL EVENT CENTER, 27017 U.S. HIGHWAY 218, AUSTIN, MINNESOTA 55912

Live Auction #3 consists of 1,107.74 gross acres with 1,076.47 FSA tillable acres, offered as 7 tracts ranging from 80± to 268.40± acres, located in Mower County, Minnesota. Tracts 17-23 will be offered on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, any or all tracts for their high bid. The Public Auction will be held on Thursday, December 3, 2026, at 10:00 AM at the Lansing Corners Bar & Grill Event Center, 27017 U.S. Highway 218, Austin, Minnesota 55912. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available. Don't miss this opportunity to own highly tillable farmland tracts in Mower County, Minnesota.

TRACT 17: 222.32 ACRES M/L
TRACT 18: 160.52 ACRES M/L
TRACT 19: 150 ACRES M/L
TRACT 20: 80 ACRES M/L
TRACT 21: 268.40 ACRES M/L
TRACT 22: 146.50 ACRES M/L
TRACT 23: 80 ACRES M/L



TERMS & CONDITIONS

1,107.74 Acres M/L, 1,076.47 FSA Cropland Acres
Offered as Seven Tracts
Thursday, December 3rd, 2026 at 10:00 AM CT

AUCTION LOCATION:
Lansing Corners Bar & Grill Event Center
27017 U.S. Highway 218
Austin, Minnesota 55912

Tract 17: 222.32 Acres M/L
Tract 18: 160.52 Acres M/L
Tract 19: 150 Acres M/L
Tract 20: 80 Acres M/L
Tract 21: 268.40 Acres M/L
Tract 22: 146.50 Acres M/L
Tract 23: 80 Acres M/L

AUCTION METHOD: The seven tracts (Tracts 17-23) will be sold via live Public Auction with simultaneous online bidding on Thursday, December 3, 2026, at 10:00 AM at the Lansing Corners Bar & Grill Event Center in Austin, Minnesota. All tracts will be offered on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, any or all tracts for their high bid. The "Buyer's Choice" auction method will continue until all tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety at the conclusion of the auction. 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.

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.

AGENCY: 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 Mower 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 Mower County, Minnesota FSA and NRCS office.

EARNEST MONEY PAYMENT: A 10% non-refundable earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held in the Peoples Company Trust Account.

CLOSING: Closing will occur on or before Friday, January 29th, 2027. The balance of the purchase price will be payable at closing in the form of wire transfer/s.

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

FARM LEASE: Farming rights for the 2027 cropping year will be available.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the Peoples Company Trust Account. On Tracts 17-23, the Seller will provide title commitments. The sale is not contingent upon Buyer financing.

FINANCING: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

PROPERTY TAXES: On Tracts 17-23, the seller(s) will pay all 2026 real estate taxes. The buyer(s) will pay and be responsible for all 2027 and future real estate taxes. Taxes are approximated to the best of our knowledge in the marketing material, and the closing title company shall confirm the final tax amount before closing.

MINERAL RIGHTS: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of mineral interests. 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 Seller. 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: Seller reserves the right to accept or reject any and all bids. This sale is subject to all easements, covenants, leases, and restrictions of record. All property will be 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 "price 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 the abstracts and/or title commitments.

TRACT 17: 222.32 ACRES M/L

MOWER COUNTY, MINNESOTA

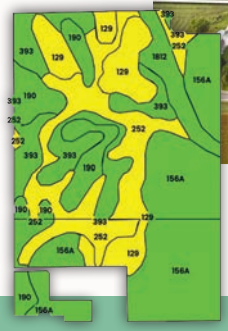


TRACT 17 includes 222.32 gross acres with 215.63 FSA tillable acres carrying a MN CPI rating of 71.9. Primary soil type includes Fairhaven silt loam. Tract includes a 320' deep well (Well #277759) with 140 gpm, completed on 6/1/2015, and a 397' deep well (Well #799934) with 525 gpm, completed on 5/25/2016, that provides water for the 8-tower Valley 7000 series irrigation tower with an arm. Farm is open for the 2027 cropping season. Located in Section Ten (10) of Lansing Township, Mower County, Minnesota.

PARCEL NUMBER: 08.010.0075

GROSS ANNUAL TAXES: $13,740

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	MN CPI
156A	Fairhaven silt loam	75.72	35.11 %	78
252	Marshan clay loam	43.01	19.95 %	62
393	Udolpho silt loam	32.11	14.89 %	70
190	Hayfield loam	27.88	12.93 %	72
129	Cylinder loam	25.66	11.90 %	65
1812	Fort Dodge silt loam	11.25	5.22 %	90
			Average:	**71.9**

TRACT 18: 160.52 ACRES M/L

MOWER COUNTY, MINNESOTA



TRACT 18 includes 160.52 gross acres with 162.43 FSA tillable acres carrying a MN CPI rating of 73.6. Primary soil type includes Fairhaven silt loam. Tract includes a 244' deep well (Well #799940), completed on 6/4/2015, providing 700 gpm of water for the 7-tower Valley 8000 series irrigation tower with an arm. Farm is open for the 2027 cropping season. Located in Section Fourteen (14) of Lansing Township, Mower County, Minnesota.

PARCEL NUMBER: 08.014.0045

GROSS ANNUAL TAXES: $10,658

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	MN CPI
156A	Fairhaven silt loam	107.82	66.38 %	78
129	Cylinder loam	53.20	32.75 %	65
483B	Waukee loam	1.32	0.81 %	66
252	Marshan clay loam	0.09	0.05 %	62
			Average:	**73.6**

See well and irrigation information and drainage tile map on website.

PeoplesCompany.com | Listing #19794



TRACT 19: 150.0 ACRES M/L

MOWER COUNTY, MINNESOTA



TRACT 19 includes 150 gross acres, with 147.70 FSA tillable acres, carrying an MN CPI rating of 82.0. Primary soil types include Sargeant silt loam and Brownsdale silt loam. Farm is open for the 2027 cropping season. There is an ingress-egress access easement for the north 33 feet of the premises, granting the right to access the east 120 acres of Section 14. Located in Section Thirteen (13) of Lansing Township, Mower County, Minnesota.

PARCEL NUMBER: 08.013.0015

GROSS ANNUAL TAXES: $10,620

TILLABLE SOILS MAP

Code	Description	Acres	% of Field	MN CPI
307	Sargeant silt loam	63.82	43.21 %	86
1905	Brownsdale silt loam	45.30	30.67 %	77
334B	Vlasaty silt loam	11.72	7.93 %	95
1904	Udolpho silt loam	9.32	6.31 %	70
M515A	Tripoli clay loam	6.65	4.50 %	87
252	Marshan clay loam	5.15	3.49 %	62
1841	Hayfield loam	4.06	2.75 %	79
23	Skyberg silt loam	1.51	1.02 %	95
1903	Udolpho silt loam	0.18	0.12 %	70
			Average:	**82.0**



TRACT 20: 80.0 ACRES M/L

MOWER COUNTY, MINNESOTA



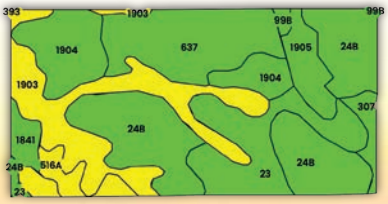
TRACT 20 includes 80 gross acres with 78.13 FSA tillable acres carrying a MN CPI rating of 83.3. Primary soil types include Kasson silt loam, Udolpho silt loam, and Schley silt loam. Farm is open for the 2027 cropping season. Located in Section One (1) of Lansing Township, Mower County, Minnesota.

PARCEL NUMBER: 08.001.0025

GROSS ANNUAL TAXES: $5,700

TILLABLE SOILS MAP

Code	Description	Acres	% of Field	MN CPI
24B	Kasson silt loam	21.87	27.99 %	95
1903	Udolpho silt loam	15.02	19.22 %	70
637	Schley silt loam	11.90	15.23 %	84
23	Skyberg silt loam	10.43	13.35 %	95
1904	Udolpho silt loam	9.12	11.67 %	70
1905	Brownsdale silt loam	3.63	4.64 %	77
516A	Dowagiac loam	2.31	2.95 %	66
1841	Hayfield loam	1.70	2.18 %	79
307	Sargeant silt loam	1.68	2.15 %	86
			Average:	**83.3**





TRACT 21: 268.40 ACRES M/L

MOWER COUNTY, MINNESOTA



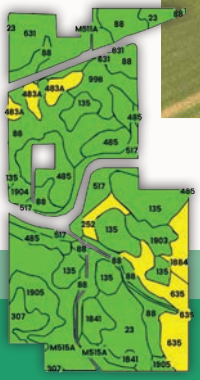
TRACT 21 includes 268.40 gross acres with 252.39 FSA tillable acres carrying a MN CPI rating of 82.6. Primary soil types include Clyde silty clay loam, Donnan silt loam, and Tripoli clay loam. Farm is open for the 2027 cropping season. The tract contains an extensive patterned drainage tile system consisting of more than 223,192 linear feet of 4, 5, 6, 8, and 10-inch drainage tile. Located in Section Seventeen (17) of Red Rock Township, Mower County, Minnesota.

PARCEL NUMBERS: 16.017.0026; 16.017.0025; 16.017.0070

GROSS ANNUAL TAXES: $14,582

See well and irrigation information and drainage tile map on website. PeoplesCompany.com | Listing #19794

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	MN CPI
88	Clyde silty clay loam	49.50	19.61 %	86
135	Donnan silt loam	32.36	12.82 %	84
M515A	Tripoli clay loam	26.83	10.63 %	87
485	Lawler silt loam	19.39	7.68 %	77
631	Oran silt loam	18.60	7.37 %	95
23	Skyberg silt loam	16.24	6.43 %	95
635	Riceville silt loam	15.09	5.98 %	66
517	Shandep clay loam	13.97	5.54 %	78
			Average:	**82.6**

TRACT 22: 146.50 ACRES M/L

MOWER COUNTY, MINNESOTA

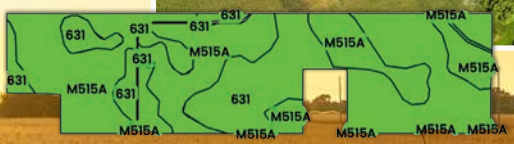


TRACT 22 includes 146.50 gross acres with 140.42 FSA tillable acres carrying a MN CPI rating of 90.9. Primary soil types include Tripoli clay loam and Oran silt loam. Tract includes one Vestas wind turbine, which is part of the Pleasant Valley Wind Farm Repower Project, and for additional information about the wind turbine lease, please contact the listing agents. Farm is open for the 2027 cropping season. Located in Section Ten (10) of Waltham Township, Mower County, Minnesota.

PARCEL NUMBER: 19.010.0015

GROSS ANNUAL TAXES: $9,006

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	MN CPI
M515A	Tripoli clay loam	71.82	51.15 %	87
631	Oran silt loam	68.60	48.85 %	95
			Average:	**90.9**

TRACT 23: 80.0 ACRES M/L

MOWER COUNTY, MINNESOTA

TRACT 23 includes 80 gross acres with 79.77 FSA tillable acres carrying a MN CPI rating of 92.1. Primary soil types include Oran silt loam and Tripoli clay loam. Farm is open for the 2027 cropping season. Located in Section Two (2) of Waltham Township, Mower County, Minnesota.

PARCEL NUMBER: 19.002.0050

GROSS ANNUAL TAXES: $5,126



TILLABLE SOILS MAP

Code	Description	Acres	% of Field	MN CPI
631	Oran silt loam	51.19	64.17 %	95
M515A	Tripoli clay loam	28.58	35.83 %	87
			Average:	**92.1**



See drainage tile map on website.
PeoplesCompany.com | Listing #19794

LEARN MORE ONLINE

To learn more about this auction or any of the others, scan the QR code to the left with your phone camera to view this listing online or contact an agent!

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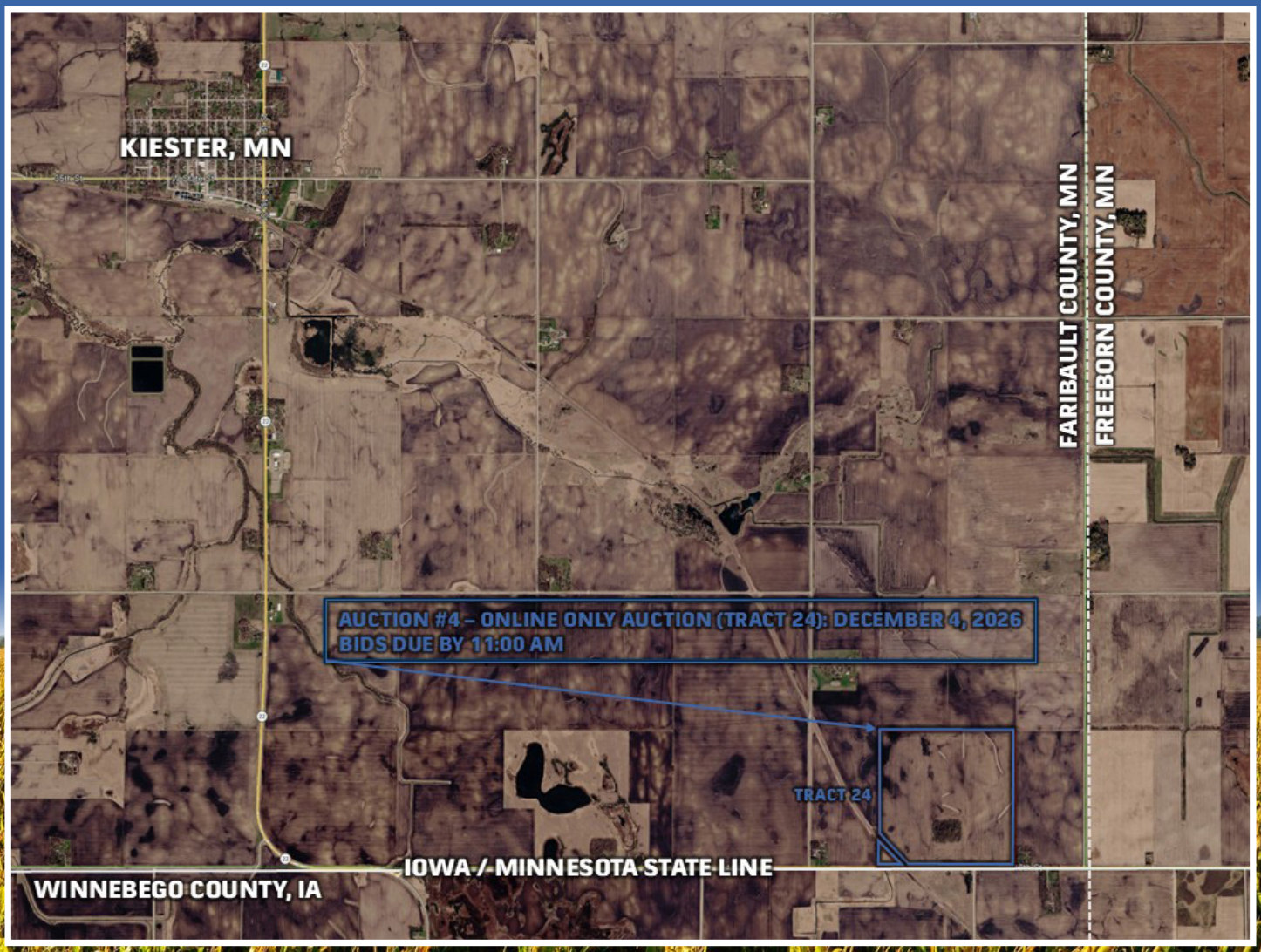


ONLINE-ONLY AUCTION 4: 158.29 ACRES M/L
FRIDAY, DECEMBER 4, 2026 | 11:00 AM

ONLINE-ONLY

Tract 24 includes 158.29 gross acres with 150.75 FSA tillable acres carrying a MN CPI rating of 91.6. Primary soil types include Canisteo-Glencoe complex and Ocheyedan loam. Farm is open for the 2027 cropping season. Located in Section Thirty-six (36) of Kiester Township, Faribault County, Minnesota.

TRACT 24: 158.29 ACRES M/L



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TERMS & CONDITIONS

158.29± Acres, Offered As One Tract
Bidding is currently live and ends on Friday, December 4th, 2026 at 11:00 AM (CT)
ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

AUCTION LOCATION:
Online Only

Tract 24: 158.29 Acres M/L

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 a single Faribault County, Minnesota farmland tract through a TIMED 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, December 4, 2026, at 11:00 AM Central Time Zone (CT), with closing taking place on or before Friday, January 29th, 2027. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours prior to the close of the auction for approval to bid. The Seller has the right to accept or reject any and all bids. 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.

AUCTION METHOD: The farmland tract will be offered via Online-Only Auction and will be sold on a per-acre basis.

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction. Visit http://peoplescompany.bidwrangler.com/.

AGENCY: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

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 Seller will provide a current title commitment at their expense. The sale is not contingent upon Buyer financing.

EARNEST MONEY PAYMENT: A 10% non-refundable earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held in the Peoples Company's Trust Account.

FINANCING: The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to have been made before bid submission. By bidding, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

REAL ESTATE TAXES: The 2026 real estate taxes will be paid the Seller and Buyer(s) will be responsible for the 2027 real estate taxes. Taxes are approximated to the best of our knowledge in the marketing material, and the closing title company shall confirm the final tax amount before closing.

CLOSING: Closing for the tract will occur on or before Friday, January 29, 2027. The balance of the purchase price will be payable at closing in the form of wire transfer/s.

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

FARM LEASE: The farm will sell with full farming rights for the 2027 cropping season.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Faribault 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 Faribault County, Minnesota FSA and NRCS offices.

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, it will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

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.

OTHER: Seller reserves the right to accept or reject any and all bids. 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. 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 Agent 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. The Buyer should perform his/her own investigation of the property prior to 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 the abstracts and/or title commitments.

TRACT 24: 158.29 ACRES M/L

FAIRBAULT COUNTY, MINNESOTA



TRACT 24 includes 158.29 gross acres with 150.75 FSA tillable acres carrying a MN CPI rating of 91.6. Primary soil types include Canisteo-Glencoe complex and Ocheyedan loam. Farm is open for the 2027 cropping season. Located in Section Thirty-six (36) of Kiester Township, Faribault County, Minnesota.

PARCEL NUMBER: 110360500

GROSS ANNUAL TAXES: $7,416

TILLABLE SOILS MAP

Code	Description	Acres	% of Field	MN CPI
L107A	Canisteo-Glencoe complex	67.34	44.67 %	91
275B	Ocheyedan loam	35.46	23.53 %	93
L83A	Webster clay loam	11.05	7.33 %	93
921C2	Clarion-Storden complex	10.66	7.07 %	87
197	Kingston silty clay loam	4.77	3.16 %	100
920B	Clarion-Estherville complex	4.65	3.09 %	76
102B	Clarion loam	4.03	2.67 %	95
118	Crippin loam	3.39	2.25 %	100
887B	Clarion-Swanlake complex	3.36	2.23 %	92
336	Delft clay loam	3.14	2.08 %	94
86	Canisteo clay loam	2.89	1.91 %	93
			Average:	**91.6**





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ONLINE-ONLY AUCTION

In an effort to create an open market for real estate auctions, Peoples Company utilizes Bid Wrangler as an online bidding platform for buyers. Bids update in real time ensuring that no buyer misses an opportunity and bids can be taken from a smart device.

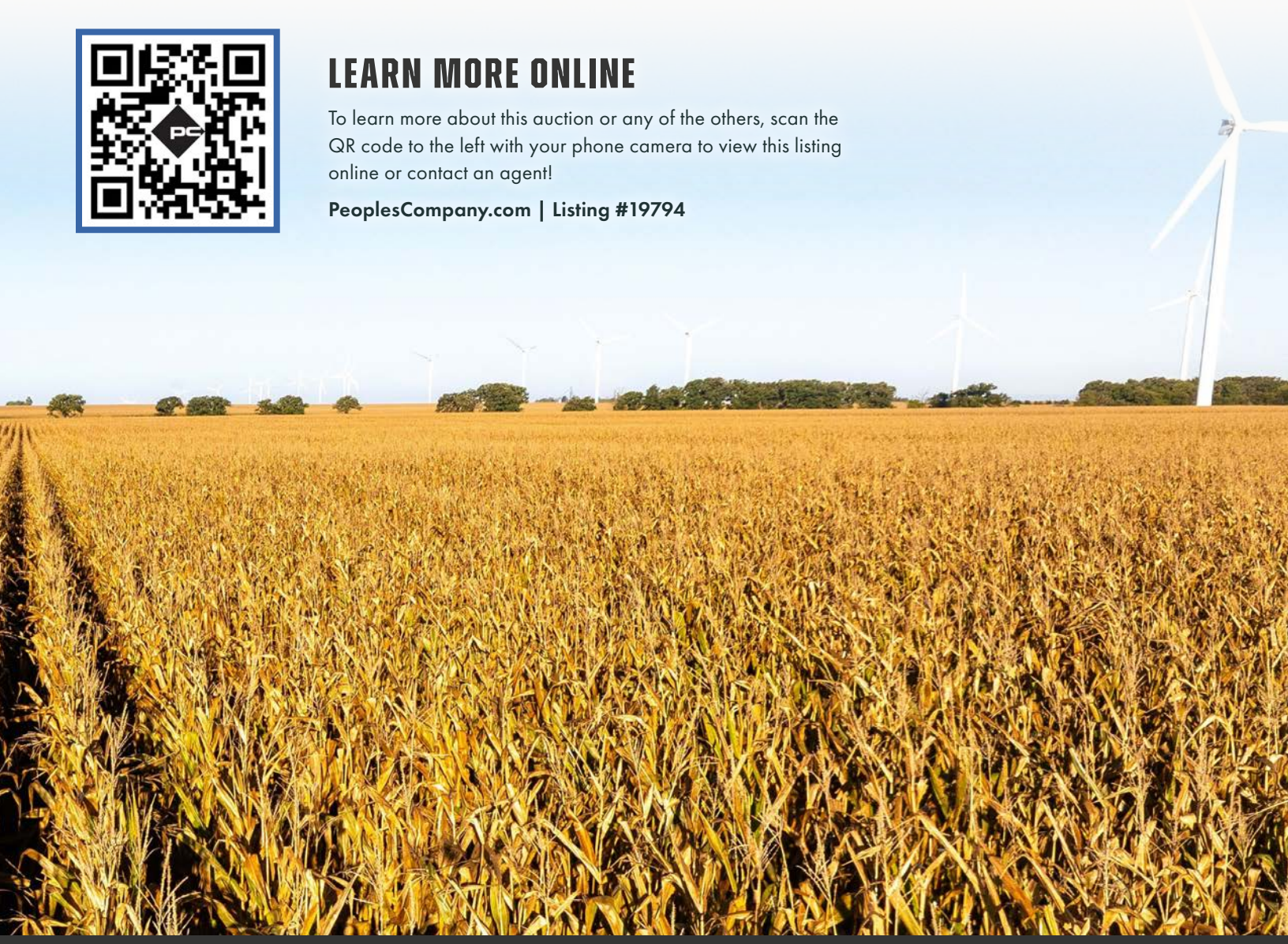
Through our versatile Bid Wrangler mobile app and online bidding platform, Peoples Company gives buyers the ability to bid and follow auctions in real-time from their computer or mobile device.



LEARN MORE ONLINE

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PREMIUM FARMLAND AUCTION

Iowa & Minnesota



PEOPLES COMPANY OTHER SERVICES IN ADDITION TO LAND BROKERAGE & AUCTIONS:

LAND MANAGEMENT

Peoples Company Land Management emphasizes sustainable agricultural practices that drive asset appreciation and incorporate industry-leading technology to analyze and document productivity, conservation practices, and capital improvements. Our platform is built to enhance crop yields, boost farm income, and improve soil health ensuring continuous improvement for the next generation.

AGRICULTURAL APPRAISAL

Peoples Company's highly-qualified, certified appraisers have expertise in sales and transfers of real estate, mortgage financing, investment analysis, internal asset valuation, divorce settlement, estate planning, acquisition and condemnation, litigation, and property tax appeals.

CAPITAL MARKETS

Peoples Company Capital Markets specialize in working with institutional and high-net-worth investors to build professionally managed farmland portfolios diversified by region, crop type, and strategy. Backed by one of the most comprehensive land service platforms in the country, our team delivers farmland services from acquisition and due diligence to farm management, reporting, and eventual disposition.

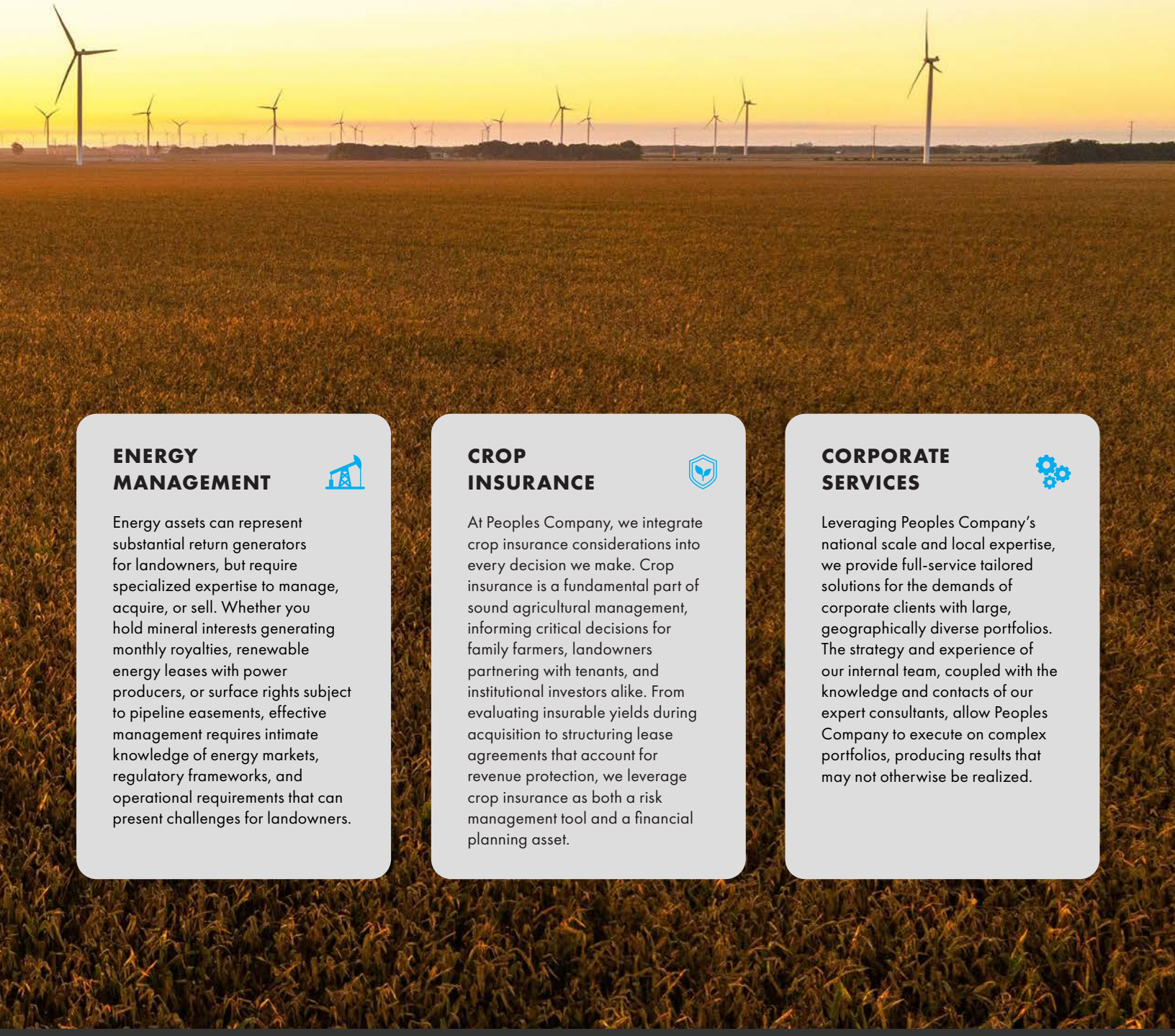
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3,076.51 ACRES M/L | 24 TRACTS

Four Separate Auctions



ENERGY MANAGEMENT

Energy assets can represent substantial return generators for landowners, but require specialized expertise to manage, acquire, or sell. Whether you hold mineral interests generating monthly royalties, renewable energy leases with power producers, or surface rights subject to pipeline easements, effective management requires intimate knowledge of energy markets, regulatory frameworks, and operational requirements that can present challenges for landowners.

CROP INSURANCE

At Peoples Company, we integrate crop insurance considerations into every decision we make. Crop insurance is a fundamental part of sound agricultural management, informing critical decisions for family farmers, landowners partnering with tenants, and institutional investors alike. From evaluating insurable yields during acquisition to structuring lease agreements that account for revenue protection, we leverage crop insurance as both a risk management tool and a financial planning asset.

CORPORATE SERVICES

Leveraging Peoples Company's national scale and local expertise, we provide full-service tailored solutions for the demands of corporate clients with large, geographically diverse portfolios. The strategy and experience of our internal team, coupled with the knowledge and contacts of our expert consultants, allow Peoples Company to execute on complex portfolios, producing results that may not otherwise be realized.

LEARN MORE AT PEOPLESCOMPANY.COM

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

1108 S. 44th Street, Suite 102
Cumming, IA 50061

PeoplesCompany.com
Listing #19794

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PREMIUM FARMLAND AUCTION

Iowa & Minnesota

3,076.51 ACRES M/L

OFFERED AS 24 TRACTS | FOUR SEPARATE AUCTIONS

AUCTION 1
971.51 ACRES M/L | 8 TRACTS
DEC 2, 2026 | 10:00 AM

AUCTION 2
838.97 ACRES M/L | 8 TRACTS
DEC 2, 2026 | 5:00 PM

AUCTION 3
1,107.74 ACRES M/L | 7 TRACTS
DEC 3, 2026 | 10:00 AM

AUCTION 4
158.29 ACRES M/L | 1 TRACT
DEC 4, 2026 | ONLINE ONLY

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