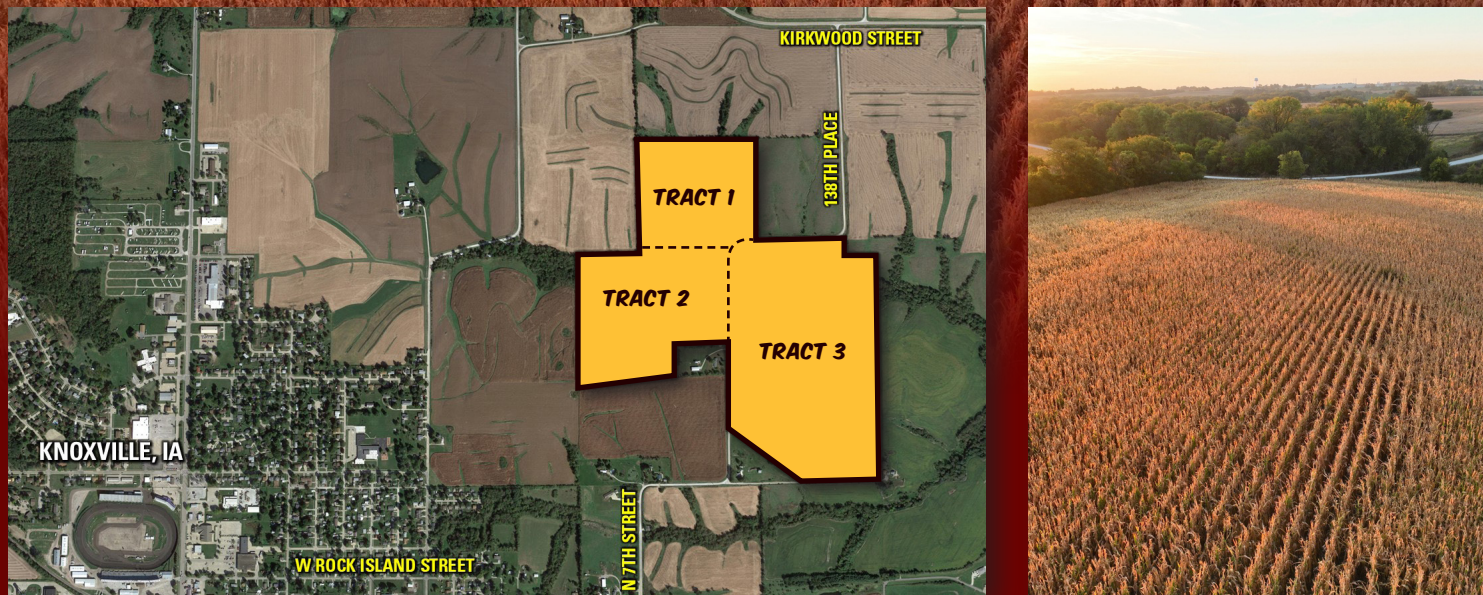
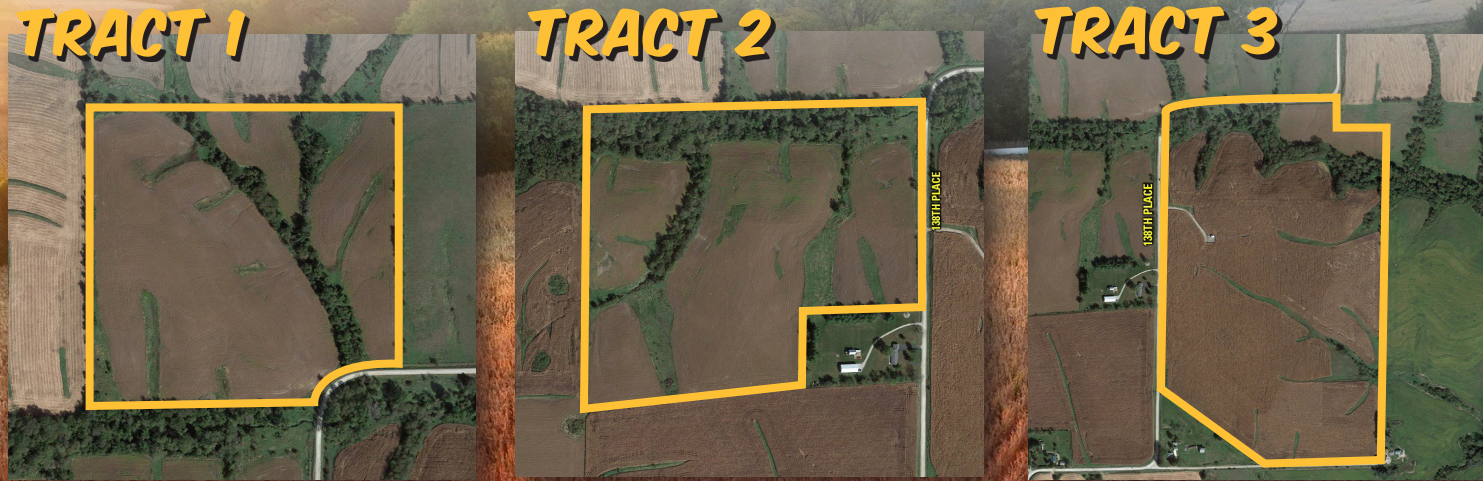


Marion County

179.25 ACRES M/L SELLING IN 3 TRACTS



FARMLAND AUCTION



TRACT 1 CONSISTS OF 39.38 ACRES M/L WITH 34.18 FSA CROPLAND ACRES AND A CSR2 OF 42.

TRACT 2 CONSISTS OF 45.94 ACRES M/L WITH 38.36 FSA CROPLAND ACRES AND A CSR2 OF 54.8.

TRACT 3 CONSISTS OF 93.93 ACRES M/L WITH 83.28 FSA CROPLAND ACRES AND A CSR2 OF 75.6.

NOVEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			



AUCTION

Tuesday, November 29, 10:00 am
 National Sprint Car Hall of Fame Museum
 One Sprint Capital Place, Knoxville, IA 50138

Representing Attorney: David A. Johnson;
 Johnson, Lane & Hughes, Knoxville, Iowa

AUCTION TERMS & CONDITIONS

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 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: All Tracts will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take, in any order, one, two, or all of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Tract 1: 39.38 Acres M/L

Tract 2: 45.94 Acres M/L

Tract 3: 93.93 Acres M/L

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 they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Marion 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 Marion 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 a check or wire transfer. All funds will be held at Johnson, Lane & Hughes.

Closing: Closing will occur on or before Wednesday, December 28th, 2022. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

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

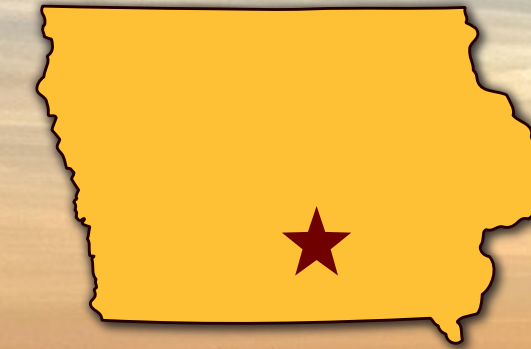
Farm Lease: Farm is leased for the 2023 crop year and the buyer will assume the lease.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Johnson, Lane & Hughes the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

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 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. 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 Abstract.

Marion County FARMLAND AUCTION



179.25 Acres M/L
Selling in 3 Tracts

Tuesday Nov 29, 10:00 am
 National Sprint Car Hall of Fame Museum
 One Sprint Capital Place, Knoxville, IA 50138

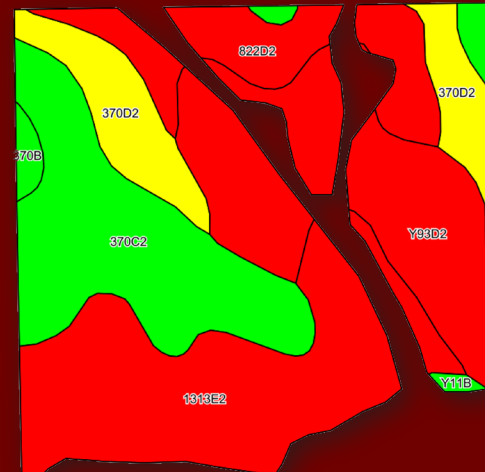
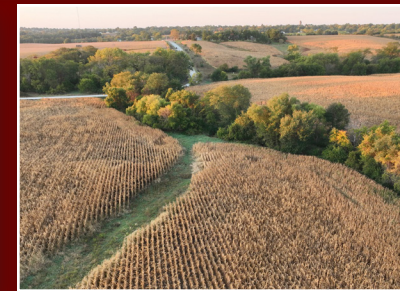


Marion County FARMLAND AUCTION

TRACT 1: 39.38 ACRES M/L KNOXVILLE, IA 50138

Description: Tract 1 consists of 39.38 acres m/l with 34.18 FSA tillable acres carrying a CSR2 rating of 42. Tract 1 has the potential for many different uses including tillable farm, recreational tract with income, or potential building site close to town. Tracts of this size and affordability rarely come to the open market. The tillable acres are leased for the 2023 crop season and the buyer will assume the lease. Contact the listing agent for details. This property is less than a mile from Knoxville providing a convenient location but far enough away to still have seclusion. The property is located northeast of Knoxville in Section 31 of Knoxville Township, Marion County, Iowa.

Directions: From the intersection of Highway 14 and Highway G44, Travel east on G44 for 1.5 miles until reaching 138th Place. Turn right (south) on 138th place for 0.50 miles. Tract 1 is located on the north side of 138th Place. Look for the Peoples Company sign.



TRACT 1 TILLABLE SOILS - CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2
1313E2	Munterville silt loam	9.75	28.5%	22	22
370C2	Sharpsburg silty clay loam	8.14	23.8%	80	80
Y93D2	ShelbyAdair clay loams	8.00	23.4%	35	35
822D2	Lamoni silty clay loam	3.95	11.6%	10	10
370D2	Sharpsburg silty clay loam	3.86	11.3%	54	54
370B	Sharpsburg silty clay loam	0.35	1.0%	91	91
Y11B	Colo-Ely silty clay loams	0.13	0.4%	80	80
Weighted Average					42

MARION COUNTY, IOWA LAND AUCTION

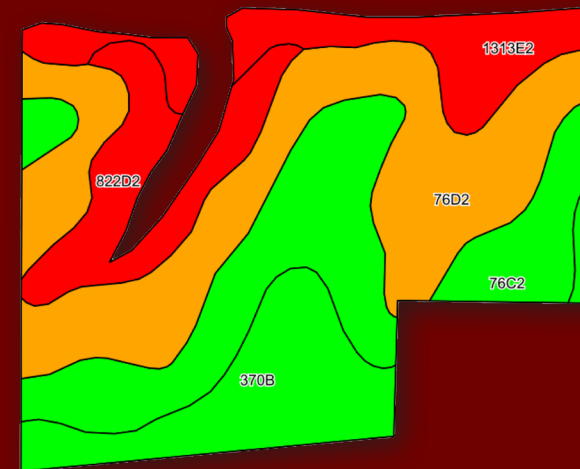
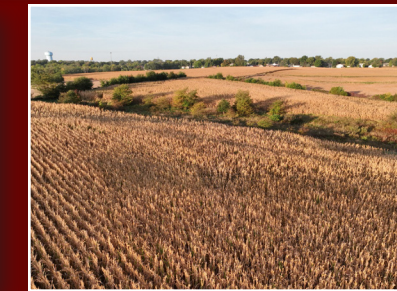
Mark your calendar for Tuesday, November 29th! Peoples Company is pleased to offer one of those rare occasions where farmland has been owned by the Dykstra Family for many years and will be made available and sold via public auction. The auction will consist of 179.25 acre m/l to be sold in three separate tracts on November 29th, 2022 at the National Sprint Car Hall of Fame Museum in Knoxville, IA.

These tracts would be a great add on to an existing farm operation, an affordable tract for a beginning farmer, or a smart investment for the buyer looking to diversify their portfolio. The farm is leased for the 2023 crop season and the winning bidder will assume the lease. Contact the listing agent for details on the lease. The property is located northeast of Knoxville, Iowa in Section 6 and 31 of Knoxville Township.

TRACT 2: 45.94 ACRES M/L KNOXVILLE, IA 50138

Description: Tract 2 consists of 45.94 acres m/l with 38.36 FSA tillable acres carrying a CSR2 rating of 54.8. Tract 2 has the potential for many different uses including tillable farm, recreational tract with income, or potential building site close to town. Tracts of this size and affordability rarely come to the open market. The tillable acres are leased for the 2023 crop season and the buyer will assume the lease. Contact the listing agent for details. This property is less than a mile from Knoxville providing a convenient location but far enough away to still have seclusion. Primary soil types include Ladoga silt loam and Sharpsburg silty loam. The property is located northeast of Knoxville in Section 6 of Knoxville Township, Marion County, Iowa.

Directions: From the intersection of Douglas Street and North 7th Street travel north for 0.25 miles until reaching 138th Place. Turn right on 138th place and travel for 0.5 miles. Tract 2 is located on the west side of 138th Place. Look for the Peoples Company sign.



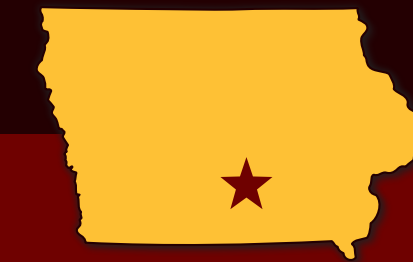
TRACT 2 TILLABLE SOILS - CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2
76D2	Ladoga silt loam	12.90	33.6%	49	49
76C2	Ladoga silt loam	10.50	27.4%	75	75
370B	Sharpsburg silty clay loam	5.91	15.4%	91	91
1313E2	Munterville silt loam	4.59	12.0%	22	22
822D2	Lamoni silty clay loam	4.46	11.6%	10	10
Weighted Average					54.8

DIRECTIONS

From Knoxville, Iowa: Travel half a mile east until reaching the intersection of Douglas Street and North 7th Street. Travel north for 0.25 miles until reaching 138th Place. Turn right on 138th place and travel north for 0.5 miles. All tracts are located along 138th Place. Look for the Peoples Company sign.

**Total acres are estimated and subject to change by the Marion County Assessor. Farm program information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Marion County FSA and NRCS offices.*



AUCTION
Tuesday, November 29, 10:00 am

National Sprint Car Hall of Fame Museum
One Sprint Capital Place, Knoxville, Iowa 50138

TRACT 3: 93.93 ACRES M/L KNOXVILLE, IA 50138

Description: Tract 3 consists of 93.93 acres m/l with 83.28 FSA tillable acres carrying a CSR2 rating of 75.6. Tract 3 is a highly tillable tract with good soils and a cell phone tower for additional income. The tillable acres are leased for the 2023 crop season and the buyer will assume the lease. The cell phone tower lease pays \$552.04/month and will transfer to the new owner. Contact the listing agent for detail on the farm lease and cell phone tower lease. Over half of the tillable acres are highly desirable Sharpsburg Silty Clay Loam. The property is located northeast of Knoxville in Section 6 of Knoxville Township, Marion County, Iowa.

Directions: From the intersection of Highway 14 and Highway G44, Travel east on G44 for 1.5 miles until reaching 138th Place. Turn right on 138th place for 0.5 miles. Tract 3 is located on the southeast side of 138th Place. Look for the Peoples Company sign.



TRACT 3 TILLABLE SOILS - CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2
370C2	Sharpsburg silty clay loam	27.99	33.6%	80	80
370B	Sharpsburg silty clay loam	20.54	24.7%	91	91
76C2	Ladoga silt loam	17.91	21.5%	75	75
1313E2	Munterville silt loam	4.42	5.3%	22	22
Y11B	Colo-Ely silty clay loams	3.43	4.1%	80	80
1313D2	Munterville silt loam	3.32	4.0%	34	34
76B	Ladoga silt loam	2.80	3.4%	86	86
Y93D2	ShelbyAdair clay loams	1.47	1.8%	35	35
76D2	Ladoga silt loam	1.40	1.7%	49	49
Weighted Average					75.6