

WARREN COUNTY, IOWA

LISTING #18305

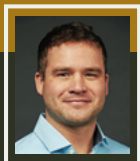
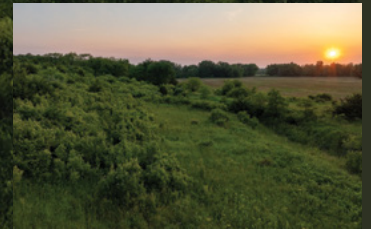
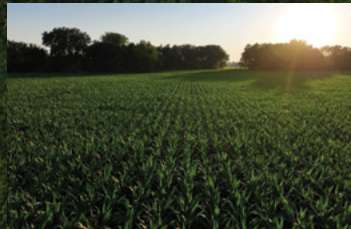
116.46 ACRES M/L OFFERED IN 2 TRACTS

NORWALK, IOWA



A PROPERTY TOUR will be held Thursday, July 31 from 5-7 PM

ONLINE-ONLY LAND AUCTION



Bidding is open now until Thursday, August 7, 2025 at 3:00 PM

BRYAN BERGDALE

IA LIC S65377000 | 712.251.8588 | Bryan@PeoplesCompany.com

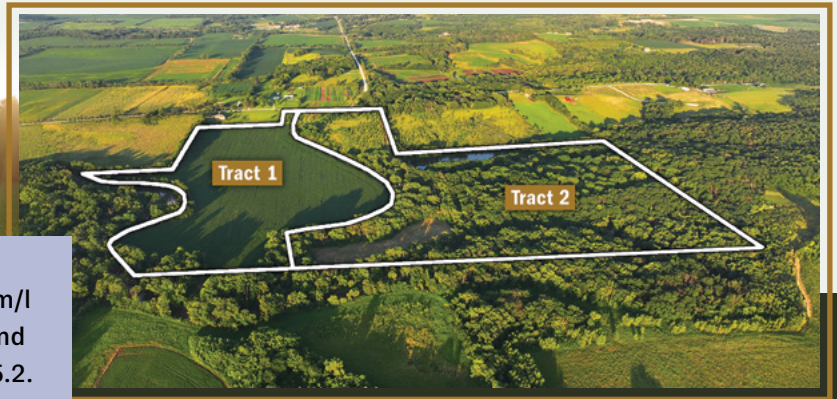
PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

ONLINE-ONLY LAND AUCTION

MARK YOUR CALENDARS FOR AUGUST 7, 2025

BIDDING ENDS THURSDAY, AUGUST 7, 2025 AT 3:00PM!

Listing #18305



TRACT 1: 50.14 acres m/l with 42.51 FSA cropland acres and a CSR2 of 85.2.

TRACT 2: 66.32 acres m/l with pasture, timber, and a 3.5-acre pond.

Peoples Company

is proud to present 116.46 surveyed acres m/l in Warren County, Iowa, available in two individual tracts. Located just south of Highway 5 and within easy reach of the Des Moines Metro, this offering includes a mix of high-quality cropland, mature timber, river frontage, and a large pond, providing opportunities for farming, recreation, and/or potential rural building sites. Whether you're looking for a highly tillable property or something more recreational, both tracts offer excellent build site potential and something for every type of buyer.

The two tracts will be offered individually on a price-per-acre basis using the online auction method where each tract will

be bid on individually and will not be combined. The property will be sold using an online-only auction format, with bidding open now and closing at 3:00 PM CST on Thursday, August 7, 2025. Bidders must register and submit bids through Peoples Company's online auction platform, which can be found at **PEOPLESCOMPANY.BIDWRANGLER.COM**.

The cropland is currently leased for the 2025 crop season, with the 2026 farming season open to the new owner. There is no hunting lease in place, so hunting rights are available for the upcoming 2026 season.

A PROPERTY TOUR will be held Thursday, July 31 from 5-7 PM

AUCTION TERMS & CONDITIONS

WARREN COUNTY, IA LAND AUCTION | 116.46 ACRES M/L | NORWALK, IOWA
BIDDING IS OPEN NOW & WILL END: THURSDAY, AUGUST 7, 2025, AT 3:00 PM
ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS.

HOW TO BID: Open the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our online bidding platform. Find the auction you wish to participate in and select it. To participate in that auction click REGISTER TO BID. From there, you will need to create a bidder account. Once created you can bid on any of our online auctions.

ONLINE BIDDING: Register to bid at **PEOPLESCOMPANY.BIDWRANGLER.COM**. Potential bidders will access this auction online 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 auction platform.

BIDDER REGISTRATION: All prospective bidders must register and receive a bidder number to bid at the auction.

CO-BROKERS: Participating brokers must register the client 24 hours before the Auction date by filling out our Broker Registration Form.

AUCTION METHOD: This property will be offered as two individual tracts. All bids will be on a price-per-acre basis. 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 before the auction date. 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.

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

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

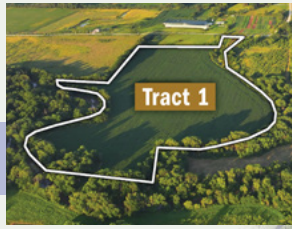
EARNEST MONEY PAYMENT: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in the Peoples Company Trust Account.

CLOSING: Closing will occur on or about Tuesday, September 9, 2025. The balance of the purchase price will be payable at closing in the form of a check or wire transfer.

SCAN to BID



TRACT 1



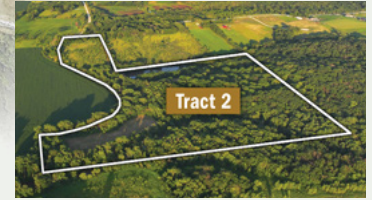
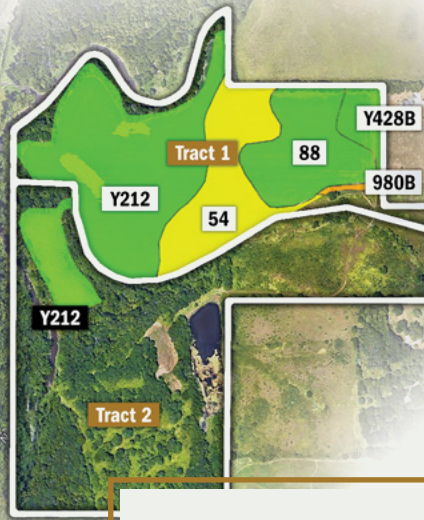
TRACT 1: TILLABLE SOILS

CODE	DESCRIPTION	ACRES	%	CSR2
Y212	Kennebec silt loam	20.34	47.85 %	91
54	Zook silty clay loam	10.59	24.91 %	67
88	Nevin silty clay loam	8.73	20.54 %	95
Y428B	Ely silty clay loam	2.47	5.81 %	88
980B	Gullied land, Eli-Colo	0.38	0.89 %	42
AVERAGE:				85.2

Tract 1 consists of 50.14 surveyed acres and includes ~42.51 FSA cropland acres with a CSR2 of 85.2. Primary soil types include Kennebec silt loam, Zook silty clay loam, and Nevin silty clay loam. The remaining acres feature timber and frontage along the North River, adding recreational potential alongside the productive farmland. The cropland is currently leased for the 2025 crop season, with possession of the tillable acres available to the new owner for the 2026 farming year. With convenient access to Highway 5 and utilities available at the road, Tract 1 is well suited for continued crop production, a potential build site, or both near the metro.

The cropland is currently leased for the 2025 crop season, with the 2026 farming season open to the new owner.

TRACT 2



TRACT 2: TILLABLE SOILS

CODE	DESCRIPTION	ACRES	%	CSR2
Y212	Kennebec silt loam	4.06	100.0 %	91
AVERAGE:				91.0

Tract 2 includes 66.32 surveyed acres with ~4.06 FSA cropland acres, a scenic 3.5-acre pond, grass clearings, and mature timber with a healthy presence of oak and walnut. The combination of cover and water supports strong wildlife activity, making this tract a great fit for hunting, fishing, or other recreational use. Two cleared areas on the property are well-suited for food plots, enhancing its appeal for wildlife enthusiasts. With access to utilities and location within the Indianola School District, Tract 2 presents an opportunity for a rural home site, hobby farm, or weekend retreat within easy reach of the metro.

There is no hunting lease in place, so hunting rights are available for the upcoming season and beyond.

POSSESSION: Possession will be granted at closing, subject to tenant's rights.

HUNTING LEASE: None in place; hunting rights are available for the upcoming season

FARM LEASE: The farm has been leased for the 2025 cropping season. The farm is open for 2026 farming season. Please contact agent for details.

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. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

CONTRACT & TITLE: Immediately upon the auction's conclusion, 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.

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.

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 fences may not fall on the legal boundary.

CO-BROKER: Peoples Company is offering a co-broker commission on this auction. Co-broker must register the client a minimum of 48 hours prior to the auction date by

filling out our Broker Registration Form. Contact agent Bryan Bergdale for details.

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. 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. Peoples Company and its representatives are agents of the Seller, which can accept or reject any and all bids. 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 Auction Company.

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 during 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.

For more information about this property, contact PC Agent **BRYAN BERGDALE** (IA LIC S65377000) by phone: 712.251.8588, or email: Bryan@PeoplesCompany.com.

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12119 Stratford Drive
Clive, IA 50325

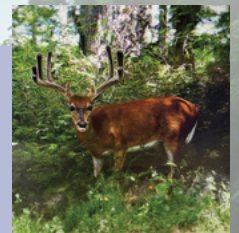
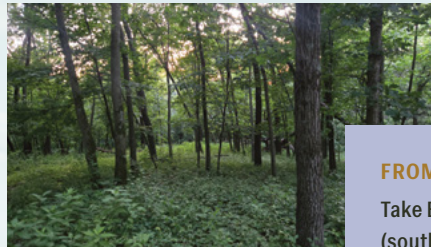


PeoplesCompany.com
Listing #18305



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

113th Avenue, Norwalk, IA 50211



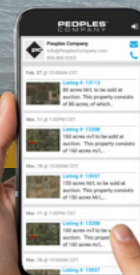
FROM HIGHWAY 5 SOUTH:
Take EXIT 96 and turn right
(south) on SW 9th Street.
Then, turn left (east) onto
Beardsley Street/Border
Street. Continue for two miles,
and the farm will be on the right.



ONLINE-ONLY LAND AUCTION

Bidding is open now and ends Thursday, August 7, 2025 at 3:00 PM

You can bid on this property now by downloading the Peoples Company app, or
by using our online auction platform at <http://peoplescompany.bidwangler.com!>



Search "Peoples Company"
and download our app in
the App Store or Google Play.