

Farmland Auction

OSCEOLA COUNTY, IOWA

120.37 ACRES M/L

THURSDAY, JULY 31, 2025 | 10:00 AM

Sibley American Legion | 817 3rd Avenue | Sibley, Iowa 51249



ANDREW ZELLMER, ALC

712.898.5913 | AndrewZ@PeoplesCompany.com | IA LIC S61625000

Farmland Auction

OSCEOLA
COUNTY

Osceola County, Iowa Land Auction – Mark your calendar for Thursday, July 31st, 2025, at 10:00 AM! Peoples Company is pleased to be representing the Feldkamp Family Trust in the sale of 120.37 surveyed acres located four miles southeast of Sibley, Iowa, and approximately four and a half miles northeast of Ashton, Iowa. This high-quality northwest Iowa farm consists of nearly 100% tillable acres featuring 117.66 FSA cropland acres of Non-highly Erodible Land with an incredible CSR2 soil rating of 96.6! Primary soil types include productive Sac silty clay loam, Primghar silty clay loam, and Marcus silty clay loam. The farm is in no-till soybeans for the 2025 crop year.

Located on the north side of 210th Street in Section 32 of East Holman Township, Osceola County, Iowa, this farm would make a great add-on to an existing farming operation or an investment for the Buyer looking to diversify their portfolio. Located in an ideal location in close proximity to State Highway 60, US Highway 59, as well as Cooperative Farmers Elevators in Sibley, IA, and Ashton, IA.

A tile easement exists allowing the new owner to maintain, improve, and add new tile lines with access to drain into the creek to the neighbor to the east. An access easement also exists along the northeast corner of the property along Polk Avenue (level-B road), allowing access for the neighbor's pasture usage.

The single tract will be offered on a price-per-acre basis via Public Auction and will take place on Thursday, July 31st, 2025, at 10:00 AM in the Sibley American Legion in Sibley, Iowa. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.



120.37
ACRES M/L

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
● 77B	Sac silty clay loam	50.64	43.04%	95
● 91	Primghar silty clay loam	48.02	40.81%	100
● 92	Marcus silty clay loam	16.18	13.75%	94
● 282	Ransom silty clay loam	1.70	1.44%	95
● F77B	Everly clay loam	0.39	0.33%	90
● 433E2	Storden clay loam	0.38	0.32%	26
● 735	Havelock loam	0.20	0.17%	74
● 108	Wadena loam	0.12	0.10%	56
● 433D2	Storden clay loam	0.04	0.03%	36

AVERAGE: 96.6



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DIRECTIONS

From Sibley, Iowa: Travel east on 170th Street for 0.5 miles until you reach paved Pierce Avenue/County HWY L40. Turn right (south) on Pierce Avenue/County HWY L40 and travel south for 4 miles. Turn left (east) on gravel 210th Street and travel east for 0.5 miles. The farm lies on the north side of 210th Street and at the intersection of gravel 210th Street/Level B Polk Avenue. Look for the Peoples Company signage.

Net Taxes: \$3,930.00 | CSR2: 96.6

AUCTION DETAILS & TERMS

Osceola County Land Auction
120.37 Surveyed Acres, 117.66 FSA Cropland Acres
Thursday, July 31st, 2025 at 10:00 AM

Auction Location:
Sibley American Legion
817 3rd Avenue
Sibley, Iowa 51249

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: The tract will be offered via Public Auction and will take place on Thursday, July 31st at 10:00 AM at the Sibley American Legion, 817 3rd Avenue, located in Sibley, Iowa 51249. The farmland tract will be sold on a per-acre basis through a traditional auction method. 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 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 Osceola 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 Osceola 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, October 20th, 2025. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

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

Farm Lease: The farm is leased for the 2025 cropping season.

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.

Easement: A tile easement exists allowing the new owner to maintain, improve, and add new tile lines with access to drain into the creek to the neighbor to the east. An access easement also exists along the northeast corner of the property along Polk Avenue (level-B road) allowing access for the neighbor's pasture usage.

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. 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.

1031 Exchange: Seller may choose to transfer the subject property pursuant to Internal Revenue Code Section 1031, which sets forth the requirements for tax-deferred real estate exchanges. Seller's rights and/or obligations under this and future agreements may be assigned to a qualified intermediary or exchange accommodation titleholder for the purpose of completing an exchange. The parties agree to cooperate with each other in a manner necessary to enable completion of an exchange. Such cooperation shall be at no additional cost or liability to a non-exchanging party.

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, which can accept or reject any and all bids. 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. This auction is with reserve.

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 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.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18424



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

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