

FARMLAND AUCTION
**CLINTON
COUNTY**
Iowa

THURSDAY
SEPTEMBER 18, 2025
10:00 AM

DeWitt Community Center
512 10th Street, DeWitt, IA

Listing #18455

84.21
SURVEYED
ACRES



Alan McNeil

563.321.1125 | IA LIC S64136000
Alan@PeoplesCompany.com

Doug Yegge

563.320.9900 | IA LIC B14481000
Doug@PeoplesCompany.com

FARMLAND AUCTION

Peoples Company is pleased to be representing the Gannon Family in the sale of 84.21 surveyed acres located three miles north of Welton, Iowa, and approximately twelve miles north of DeWitt, Iowa. This high-quality Eastern Iowa farm comprises nearly 100% tillable acres, featuring 82.69 FSA cropland acres with an exceptional CSR2 soil rating of 90.1. Primary soil types include productive Tama silt loam, Colo Ely complex, and Atterberry silt loam. The farm is in soybeans for the 2025 crop year. The farm also includes a well-maintained 30 x 90 pole barn.

Located on the south side of 155th Street in Section 35 of Bloomfield Township, Clinton 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 close to US Highway 61, US Highway 136, as well as ADM in Clinton, Iowa.

The single tract will be offered on a price-per-acre basis via Public Auction and will take place on Thursday, September 18th, 2025, at 10:00 AM at the DeWitt Community Center in DeWitt, Iowa. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.



TILLABLE SOILS MAP

Code	Description	Acres	% of Field	IA CSR2
121B	Tama Silt loam	32.24	38.99%	95
121C2	Tama Silt loam	18.74	22.66%	85
11B	Colo-Ely Complex	15.96	19.30%	91
121C	Tama Silt loam	9.16	11.08%	91
291	Atterberry silt loam	6.57	7.95%	91
162D2	Downs silt loam	0.02	0.02%	81

Average: 90.1

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DIRECTIONS

From Welton: Travel north on Highway 61 for 1 mile until reaching 250th Avenue, turn right (north). Travel 1.5 miles north until reaching 155th Street, turn right (east). Follow 155th Street for 1 mile. The farm will be on the south side of 155th Street. Look for signs.

BID ONLINE!



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AUCTION TERMS & CONDITIONS

AUCTION LOCATION:

DeWitt Community Center
512 10th Street, DeWitt, IA

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 or 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, September 18th at 10:00 AM at the DeWitt Community Center, 512 10th Street, DeWitt, IA 52742. 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 Clinton 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 Clinton 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 November 28, 2025. The balance of the purchase price will be payable at closing in the form of a wire transfer.

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

FARM LEASE: The farm is leased through 11/30/2025 and is open for the 2026 crop year. After harvest of 2025 crop, new buyer has the right to enter the farm and do fall tillage.

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.

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.



700 6th Avenue
DeWitt, IA 52742



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Listing #18455



SCAN TO VIEW THIS
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