

Online-Only Land Auction

Bidding will end on Wednesday,
September 17, 2025 at 3:00 PM CT

202.63 Acres M/L in 3 Tracts

HARRISON COUNTY Iowa



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Listing #18458
 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

Peoples Company is pleased to represent the sale of 202.63 acres m/l in the heart of Iowa's scenic Loess Hills. Located in Harrison County, just northeast of the Interstate 880 and Interstate 29 interchange, these three distinct tracts offer a unique blend of mature timber, open pasture, and rural homesteads—all within 30 minutes of the Omaha Metro.

Whether you're seeking a secluded hunting retreat, a recreational getaway, income-producing pastureland, or a scenic spot to build your dream home, this offering has something for everyone. Tract sizes range from 14 acres m/l to 113.05 acres m/l and will be offered individually via online-only auction.

The property is located in the Missouri Valley School District and offers the perfect balance of small-town feel and the convenience of Omaha's amenities.

Tract 1: 113.05 acres m/l
Tract 2: 75.58 acres m/l
Tract 3: 14.00 acres m/l

The three tracts will be sold individually 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 for all tracts until all bidding is completed. There will be no combination of tracts. Bidding is open now and will close at 3:00 PM CT on Wednesday, September 17th, 2025. All bidding will be via Peoples Company's online auction platform: peoplescompany.bidwrangler.com.

For more information, please contact the agents:



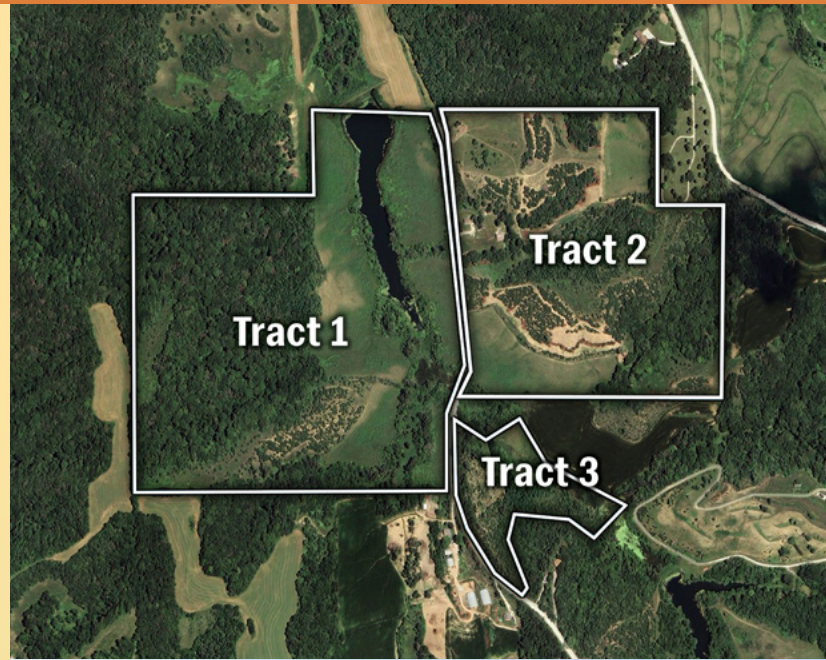
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Tract 1 | 113.05 Acres M/L

Locust Avenue, Missouri Valley, IA 51555

Tract 1 consists of 113.05 acres m/l and offers a diverse, scenic landscape highlighted by approximately 60 acres of mature timber, a 6-acre pond, and the remainder in open grass pasture. The property offers excellent opportunities for hunting, recreation, and livestock grazing, as well as potential building sites with expansive views of the Loess Hills. Whether you're looking to develop a private getaway or simply enjoy the land as-is, Tract 1 delivers a rare combination of natural beauty and utility.

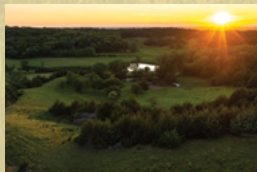


Tract 2 | 75.58 Acres M/L

3392 Locust Avenue, Missouri Valley, IA 51555

Tract 2 includes 75.58 acres m/l with a well-balanced mix of open pasture and approximately 40 acres of mature timber. Improvements include a 1,357-square-foot home built in 1925 with 3 bedrooms and 1 bathroom, along with a 48-by-62-foot utility building constructed in 1960. A private well and electricity are already on site. The setting features rolling terrain, established trees, and scenic views that provide both functional and aesthetic value. This tract could serve as a hunting base, rental, or place to live while building something new—all within a peaceful and attractive rural landscape.

The buyer of Tract 2 will be required to sign a binding agreement with Harrison County at Closing as part of the "Time of Transfer" requirement with the Ground Water Hazard Statement. This is an acknowledgment by the Buyer to either vacate/demolish or improve/update the current septic system per Iowa Law.

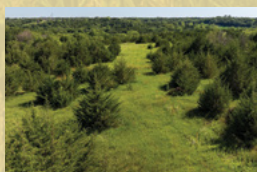
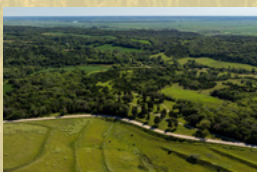


Tract 3 | 14.00 Acres M/L

3412 Locust Avenue, Missouri Valley, IA 51555

Tract 3 includes 14 acres m/l of mostly timber, offering privacy and potential as a building site. The property features a 1,404-square-foot manufactured home built in 1999 with 3 bedrooms and 2 bathrooms, plus a 30-by-40-foot detached garage. A well and electricity are already on site. The existing home could be used as a temporary residence or guest space while developing a new home. The timbered setting provides seclusion with access and utilities already in place.

The buyer of Tract 3 will be required to sign a binding agreement with Harrison County at Closing as part of the "Time of Transfer" requirement with the Ground Water Hazard Statement. This is an acknowledgment by the Buyer to either vacate/demolish or improve/update the current septic system per Iowa Law.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18458



Harrison County, Iowa Land Auction: 202.63 Acres M/L in 3 tracts
Bidding Ends: Wednesday, September 17th, 2025, at 3:00 P.M.
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 be accessing 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 interference or connection issues the bidder may experience when using the online auction platform.

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

AUCTION METHOD: This property will be offered as three 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 for all tracts 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 auction sales transaction.

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

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.

IMPROVEMENTS / BUILDINGS / PERSONAL PROPERTY: All dwellings/improvements will be conveyed in their current "As is/Where is" condition. The new owner will be responsible for removing any personal property left on the premises at closing.

SEPTIC: The buyer will be required to sign a binding agreement with Harrison County at Closing as part of the "Time of Transfer" requirement with the Ground Water Hazard Statement. This is an acknowledgment by the Buyer to either vacate/demolish or improve/update the current septic system per Iowa Law.

CLOSING: Closing will occur on or about Tuesday, October 21, 2025. The balance of the purchase price is payable at closing by guaranteed check or wire transfer.

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

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

HUNTING LEASE: No current lease; rights are available for the upcoming 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. 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.

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 they have 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 will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly 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 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.

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