

FARMLAND AUCTION

WAYNE COUNTY, IA

DONNA STARCEVIC ESTATE

WALDEN PARK CLUBHOUSE | 501 SOUTH EAST STREET IN CORYDON, IOWA

116.36 ACRES M/L OFFERED IN 1 TRACT

ANDREW ZELLMER, ALC | IA LIC S61625000 | 712.898.5913 | AndrewZ@PeoplesCompany.com

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AUCTIONEER | ADAM CURRAN - 641-203-2931

**Wayne County, Iowa Land Auction –
Mark your calendar for Thursday, October
23rd, 2025, at 10:00 AM!**

Peoples Company is pleased to be representing the Donna Starcevic Estate in the sale of 116.36 acres m/l located one mile south of Allerton, Iowa. This high-quality Wayne County, Iowa farm consists of 108.83 FSA cropland acres of Highly Erodible Land with a CSR2 soil rating of 53.6. Primary soil types include Seymour silty loam and Clarinda silty clay loam. The farm lease for 2025 has been terminated, and the farming rights are available for the 2026 crop season.

Located on the east side of County Road S26 in Section 14 of Warren Township, Wayne 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 with paved access off of County Road S26 and near State Highway 2, US Highway 65, and State Highway 14, with a number of accessible grain markets nearby.

The single tract will be offered on a price-per-acre basis via Public Auction and will take place on Thursday, October 23rd, 2025, at 10:00 AM in the Walden Park Clubhouse at the Corydon Golf Course in Corydon, Iowa. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.



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AUCTION DETAILS & TERMS

Wayne County Land Auction

116.36 Gross Acres m/l

Thursday, October 23rd, 2025 at 10:00 AM

Auction Location:

Walden Park Clubhouse at the Corydon Golf Course

501 S. East Street

Corydon, Iowa 50060

Auctioneer: Adam Curran - Peoples Company

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, October 23rd at 10:00 AM at the Walden Park Clubhouse at the Corydon Golf Course, 501 S. East Street, Corydon, Iowa 50060. 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 Wayne 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 Wayne 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, December 8th, 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 lease for 2025 has been terminated and the farming rights are available for the 2026 crop 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.

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.

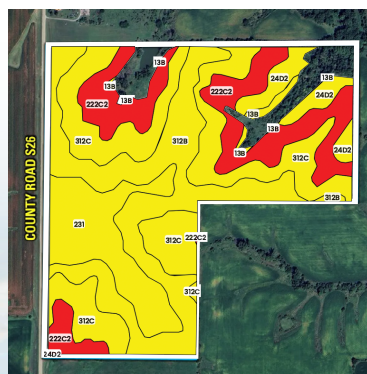
Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced, and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

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.

TILLABLE SOILS

Code	Description	Acres	% of field	IA CSR2
■ 312C	Seymour silt loam	32.45	29.82%	58
■ 312B	Seymour silt loam	31.16	28.64%	64
■ 222C2	Clarinda silty clay loam	21.92	20.14%	28
■ 231	Edina silt loam	16.18	14.86%	59
■ 24D2	Shelby clay loam	5.79	5.32%	51
■ 13B	Zook-Olmitz-Vesser complex	1.33	1.22%	68
Average:			53.6	

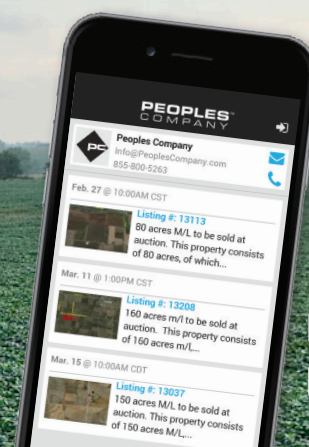


DIRECTIONS

From Allerton, Iowa, travel south on County Highway S26 for 1 mile. The property will be located on the East side of County Highway S26. Look for the Peoples Company signage.

Not able to make it to the live auction but still want to bid? No problem!

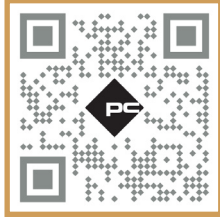
Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.





12119 Stratford Drive
Clive, IA 50325

PeoplesCompany.com
Listing #18480



SCAN THE QR CODE
ABOVE WITH YOUR
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VIEW THIS LISTING
ONLINE!



THURSDAY | OCTOBER 23, 2025 | 10:00 AM

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