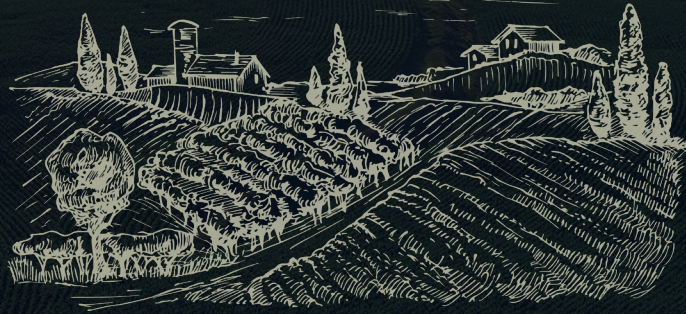


Farmland Auction

THURSDAY, OCTOBER 2, 2025 | 10:00 AM

VAIL COMMUNITY BUILDING | 309 MAIN STREET, VAIL, IOWA 51465

Crawford County



IOWA

117.76
ACRES M/L

ANDREW ZELLMER | 712.898.5913
ANDREWZ@PEOPLES COMPANY.COM | IA LIC S61625000

DAVID BLUM | 712.830.2585
DAVID.BLUM@PEOPLES COMPANY.COM | IA LIC S72684000

LISTING #18482





IOWA

Thursday October 2,
2025 at 10:00 AM

Vail Community Building
309 Main Street | Vail, Iowa 51465

117.76 Acres M/L
CSR2 of 74.8

Farmland Auction

Peoples Company is pleased to be presenting the sale of 117.76 acres m/l located 0.75 miles southeast of Vail, Iowa. This high-quality Crawford County, Iowa farm consists of 111.93 gently rolling FSA cropland acres with a CSR2 soil rating of 74.8. Primary soil types include productive Marshall silty clay loam and Judson-Ackmore-Colo silty clay loam. The north half of the farm is in soybeans and the south half of the farm is in corn for the 2025 crop year.

Located on the south side of L Avenue in Section 31 of West Side Township, Crawford 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 for grain marketing near US Highway 30, Farmer's Cooperative Elevator in Arcadia, IA, and an Anderson's Ethanol plant in Denison, IA.

The single tract will be offered on a price-per-acre basis via Public Auction and will take place on Thursday, October 2nd, 2025, at 10:00 AM in the Vail Community Building in Vail, Iowa. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

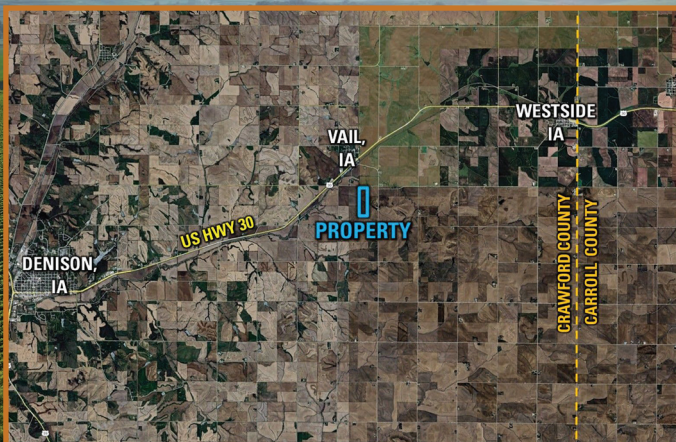
IMPROVEMENTS

- 1974 - Steel Utility Building - 54' x 70' x 10' - Dirt Floor w/ Electricity.
- 3 - 1970's - Steel Grain Bins - 24' x 17' - Varying Condition.

Visit PeoplesCompany.com for more information.

DIRECTIONS

Construction Detour Directions: From Vail, Iowa, travel west on US Highway 30 for approximately 1.75 miles until reaching 330th Street. Turn left (south) on 330th and travel south for approximately 0.25 miles until reaching M Avenue. Turn left (east) on M Avenue and travel east for 1 mile until reaching 340th Street. Turn left (north) on 340th Street and travel north for 1 mile. 340th Street turns right (east) and changes into L Avenue. Travel east on L Avenue for approximately 0.5 miles. The farm will be located on the south side of L Avenue. Look for the Peoples Company signage.



VIEW ONLINE!










BID ONLINE!

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TILLABLE SOILS MAP

Code	Description	Acres	% of Field	Legend	CSR2
9D2	Marshall silty clay loam	49.45	44.18%		61
431B	Judson-Ackmore-Colo	25.82	23.07%		81
9B	Marshall silty clay loam	18.61	16.63%		95
9C2	Marshall silty clay loam	12.59	11.25%		87
9E2	Marshall silty clay loam	2.34	2.09%		50
8B	Judson silty clay loam	2.27	2.03%		92
9C	Marshall silty clay loam	0.84	0.75%		89
				Average:	74.8



AUCTION TERMS & CONDITIONS

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 2nd at 10:00 AM at the Vail Community Building, 309 Main Street, Vail, Iowa 51465. 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 Crawford 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 Crawford 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 the Eich Law Firm Trust Account.

CLOSING: Closing will occur on or before Monday, November 17th, 2025. The balance of the purchase price will be payable at closing in the form of 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.

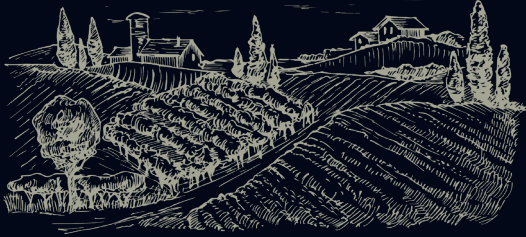


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Clive, IA 50325



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Listing #18482

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