

MARSHALL COUNTY IOWA



69.54
Acres M/L

ONLINE ONLY AUCTION

BIDDING ENDS THURSDAY, SEPTEMBER 18, 2025



Listing #18483

 **PEOPLESTM**
COMPANY
INTEGRATED LAND SOLUTIONS

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

MATT ADAMS | IA LIC S59699000 | 515.423.9235 | Matt@PeoplesCompany.com

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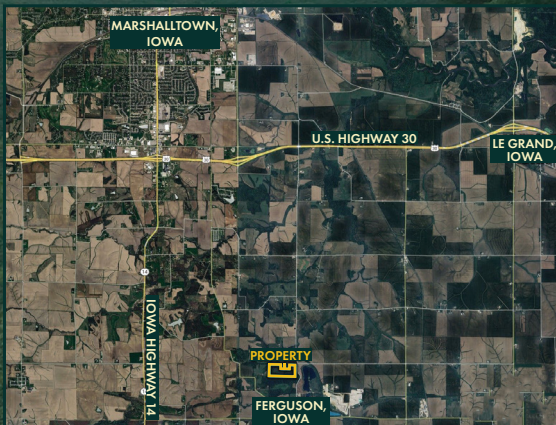
ONLINE ONLY AUCTION

BIDDING ENDS THURSDAY, SEPTEMBER 18, 2025

Marshall County, Iowa Online-Only Auction - Mark your calendar for Thursday, September 18th, 2025! Peoples Company is proud to present 69.54 acres m/l of highly sought-after land in Marshall County, Iowa, on behalf of the Ted L. Smith Sr Estate. This exceptional property is located just north of Ferguson in Section 6 of Greencastle Township, offering a rare combination of productive farmland and top-tier recreation. This gently rolling scenic farmland tract consists of approximately 47.36 FSA tillable acres m/l carrying an average CSR2 of 53.4, with Downs Silt Loam and Nodaway Silt Loam as the primary soil types. The farm is open for the 2026 growing season.

In addition to the agriculture, this farm is situated in a premier neighborhood for Iowa Whitetail and Turkey hunting. South Timber Creek runs through the property, creating a natural wildlife travel corridor and offering a year-round water source. Located just north of a prominent south-facing timber ridge, this property lies in close proximity to a prime bedding area. The centrally located food source and thick cover in the NW corner further enhance wildlife habitat. The diversity and layout of this farm make it a complete recreational package - ideal for those looking to hunt, invest, or enjoy. Whether you're an operator, investor, or outdoor enthusiast, this is a rare opportunity to purchase a well-rounded property with solid income and unmatched recreational potential in Central Iowa.

This tract will be offered through an ONLINE ONLY auction. Bidding is currently LIVE and will remain open until Thursday, September 18th, 2025 at 4:00 PM Central Time Zone (CST). If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing agent.



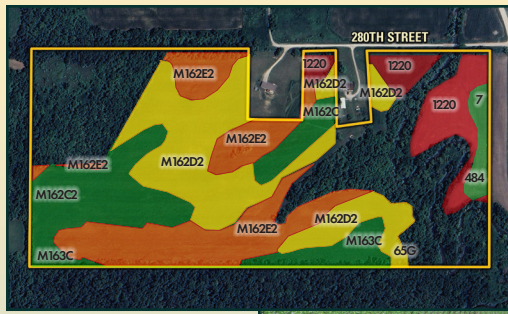
DIRECTIONS

From Ferguson, Iowa: Head North on Underwood Avenue for 1 mile. Turn left (West) on 280th Street. The farm is located on the left. Look for Peoples Company signage.

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TILLABLE SOILS



Code	Description	Acres	% of Field	IA CSR2
● M162E2	Downs silt loam	12.49	26.38%	45
● M162D2	Downs silt loam	11.24	23.74%	57
● 1220	Nodaway silt loam	7.11	15.02%	5
● M162C2	Downs silt loam	7.11	15.02%	82
● M162D	Downs silt loam	3.05	6.44%	60
● M163C	Fayette silt loam	2.90	6.12%	79
● M162C	Downs silt loam	1.88	3.97%	85
● 484	Lawson silty clay loam	0.76	1.61%	84
● 7	Wiota silty clay loam	0.73	1.54%	100
● 65G	Lindley loam	0.08	0.17%	5
			Average	53.4

AUCTION DETAILS & TERMS

Marshall County, Iowa Online Only Auction
69.54 Acres M/L
Offered as One Tract

Bidding Ends: Thursday, September 18th, 2025, at 4:00 PM
 The Bidding is currently LIVE and remains open until 4:00 PM

Seller: Ted L. Smith Sr Estate

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.

Offering Marshall County, Iowa farmland through a TIMED ONLINE ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Thursday, September 18th, 2025, at 4:00 PM Central Time Zone (CST) with closing taking place on or before Thursday, October 30th, 2025. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to the close of the auction for approval to bid. The Seller has the right to accept or reject any and all bids. 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.

Earnest Money Payment: A 10% earnest money payment is required upon conclusion of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in Peoples Company's Trust Account.

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

Farm Lease: The farm is open for the 2026 growing season.

Closing: Closing will occur on or about Thursday, October 30th, 2025. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

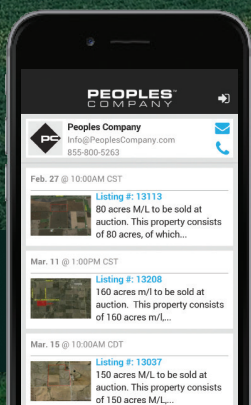
Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller. 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: Buyer willfully acknowledges that they have performed their due diligence before bidding on this tract and 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. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics may vary from the figures stated within the marketing material. Buyers 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.



Register and Bid on this Auction using our mobile bidding app powered by Bid Wrangler!

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 #18483

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