

# Tama County

## FARMLAND AUCTION



FRIDAY, NOVEMBER 14, 2025 | 10:00AM

Traer Memorial Building | 414 2nd Street | Traer, Iowa 50675



**82.54**

**SURVEYED ACRES**

**LISTING #18503**

*Mike Nelson*

641.223.2300 | IA LIC B41670000

MikeNelson@PeoplesCompany.com



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Peoples Company is pleased to be representing the sale of 82.54 surveyed acres m/l of high-quality Tama County farmland located directly west of Buckingham, Iowa and four miles north of Traer, Iowa. This highly tillable tract consists of 80.90 FSA tillable acres with around 77.5 acres currently in row crop production. The predominant soil types consist of Tama silty clay loam and Colo-Ely complex carrying a CSR2 rating of 88.4. The farm has a gentle rolling topography with greater than 98% tillable acres and above average CSR2 ratings! Seller completed extensive waterway and drainage tile projects in 2009 and 2015 by installing over 14,750 linear feet of 4" and 5" drainage tile to maximize productivity and drainage on the farm. The farm has an open lease for the 2026 cropping season.

The nearly half-mile-long end rows, wide open area, and driveway entrances from both sides of the farm add efficiency to any farming operation. This property is ideally situated in the northeast portion of Tama County, Iowa and offers a great long-term investment opportunity for both farmers and investors alike with tillable acres in one location with highly productive soils!

*Don't let this opportunity pass to acquire this Iowa farmland tract for your farming operation.*



### Tillable Soils

Code	Description	Acres	% of Field	CSR2
120C2	Tama silty clay loam	42.73	52.82%	87
11B	Colo-Ely complex	17.91	22.14%	86
120B	Tama silty clay loam	17.87	22.09%	95
8B	Judson silty clay loam	1.92	2.37%	84
133	Colo silty clay loam	0.47	0.58%	78

**Average: 88.4**

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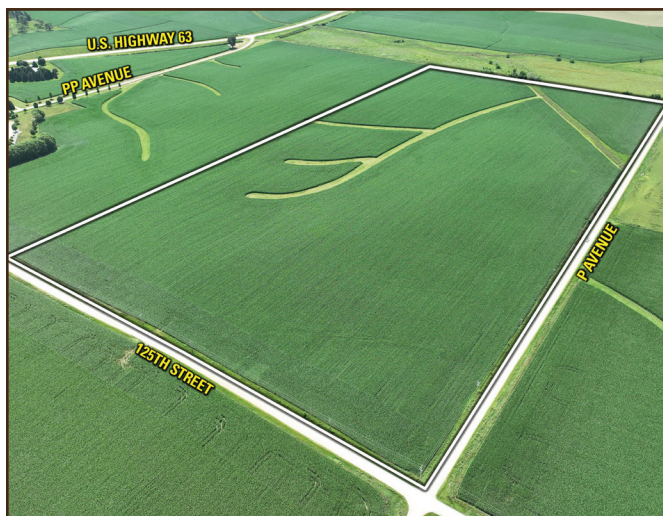


# CAN'T MAKE IT TO THE LIVE AUCTION?



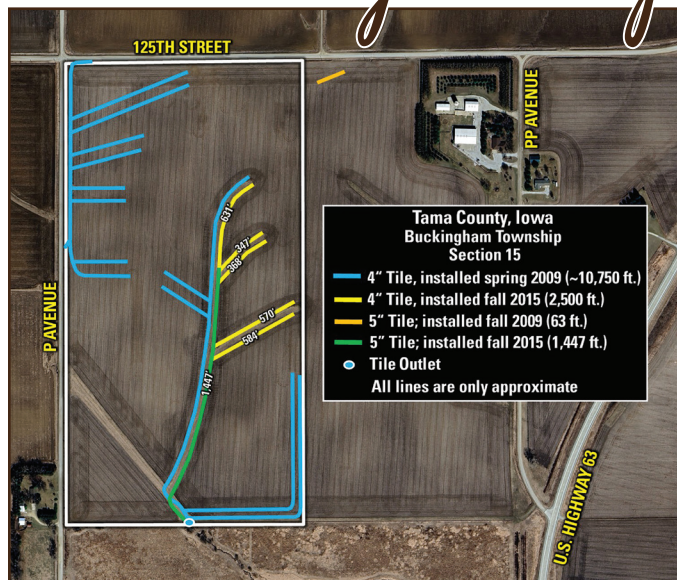
Scan Here  
to Bid Online!

PeoplesCompany.com | #18503



125th Street/P Avenue, Traer, Iowa 50675

## Drainage Tile Map



A Wetland Determination was performed in 2014 and all farmable acres were determined to be "Prior Converted."

## Auction Terms and Conditions

**Auction Method:** The tract will be offered via Public Auction and will take place at 10:00 AM at the Traer Memorial Building in Traer, Iowa. 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 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.

**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 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 any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

**Farm Program Information:** Farm Program Information is provided by the Tama 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 Tama 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 a certified check or wire transfer. All funds will be held in Peoples Company's Trust Account.

**Closing:** Closing will occur on or before Friday, December 19th, 2025. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

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

**Farm Lease:** This farm is leased for the 2025 farm season. The farm has an open lease for the 2026 farm season.

**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. The Sale is not contingent upon Buyer financing.

**Financing:** The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

**Property Taxes:** All real estate taxes will be prorated between the Seller and Buyer to the date of closing.

**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. 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. 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.

**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 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.





12119 Stratford Drive  
Clive, IA 50325



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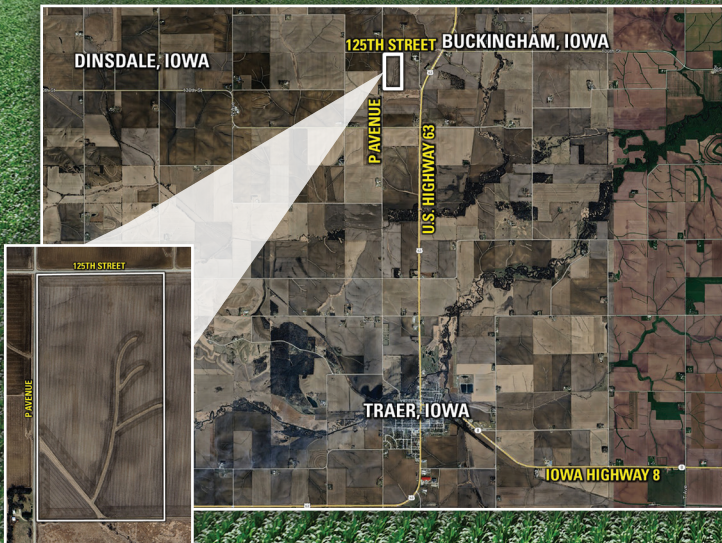


SCAN TO VIEW THIS  
LISTING ONLINE!

## Directions

**From Buckingham, Iowa Co-op:** Travel west on County Highway D65 / 125th Street for 1.25 miles. The farm is located southeast of the intersection of 125th Street and P Avenue. Look for the Peoples Company sign.

**From Traer, Iowa:** Travel north out of town on U.S. Highway 63 for 4 miles and turn left (west) onto PP Avenue. Continue north to 125th Avenue for 0.50 miles and turn left (west) and continue for 0.25 miles. The farm will be located on the south side of 125th Avenue. Look for the Peoples Company sign.



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