

Burleson County, Texas  
Burleson Farm Series



Peoples Company is proud to present 762 acres m/l of high-quality farmland located just 10 minutes south of College Station in Burleson County, Texas. This rare offering will be sold via online auction and is available in three individual tracts, ranging in size from 181.35 acres to 320.20 acres m/l. Situated in the fertile Brazos River Bottom, the farm is comprised primarily of productive Ships clay and Belk clay soils, with a long-standing history of successful cotton, corn, and sorghum production.



The three tracts will be offered individually on a price-per-acre basis via an online-only auction, where each tract will be bid on separately and will not be combined. Bidding is open now and will close at 3:00 PM CST on Thursday, October 9th, 2025. Interested bidders must register and submit bids through Peoples Company's online auction platform at <http://peoplescompany.bidwrangler.com>.

**ONLINE-ONLY  
LAND AUCTION**

**762± ACRES OF PRIME FARMLAND FOR SALE AT ONLINE AUCTION!**  
**Bidding is OPEN NOW and ends Thursday, October 9, 2025 at 3:00 PM CT.**  
**Register to bid now at <http://peoplescompany.bidwrangler.com>!**

**TRACT 1:** 330.00 Acres M/L  
with ~314.26 tillable acres

**TRACT 2:** 251.00 Acres M/L  
with ~248.52 tillable acres

**TRACT 3:** 181.35 Acres M/L  
with ~162.00 tillable acres  
and 19.35 acres of timber

The farm is currently leased through the 2025 crop season and will be available to farm or operate beginning in 2026, presenting an excellent opportunity for producers, investors, or those looking to expand in a strong agricultural region. Farms in the river bottom are tightly held and these tracts have not been available to the public in many years.



12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #18508

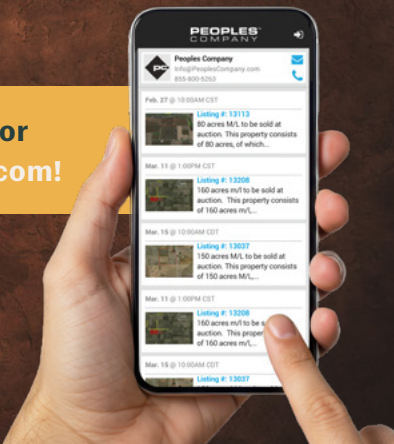


SCAN THE QR CODE  
WITH YOUR PHONE  
CAMERA TO VIEW  
THIS LISTING ONLINE!

**BRYAN  
BERGDALE** | 712.251.8588 | TX Lic 000797773  
Bryan@PeoplesCompany.com

**You can bid on this property now by downloading the Peoples Company app, or  
by using our online auction platform at <http://peoplescompany.bidwrangler.com>!**

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.



**ONLINE-ONLY LAND AUCTION**

**BID BEFORE THURSDAY, OCTOBER 9, 2025 AT 3:00 PM CT!**



**762.00 ACRES IN 3 TRACTS**



**BURLESON COUNTY  
TEXAS**



**BRYAN  
BERGDALE** | 712.251.8588 | TX Lic 000797773  
Bryan@PeoplesCompany.com

LISTING #18508





# Tract 1

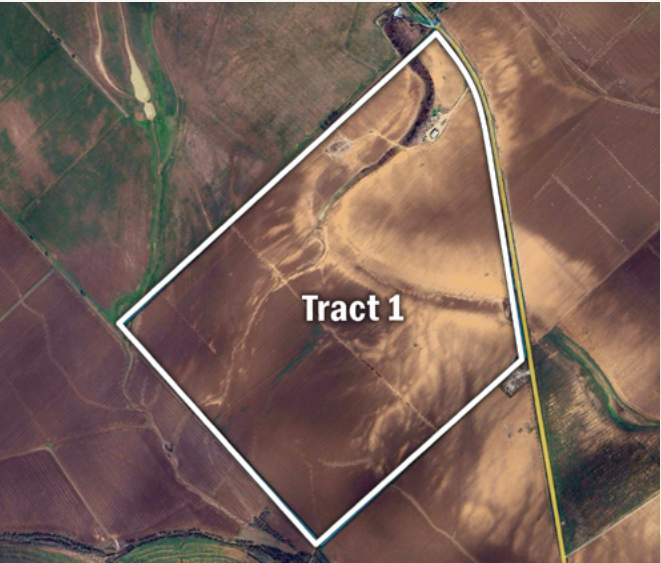
330.00 Acres M/L | 314.26 Tillable Acres | Highway FM 50, College Station, TX 77845

Tract 1 includes 330 acres m/l, with approximately 314.26 tillable acres of productive farmland. Primary soil types consist of Belk clay and Weswood silt loam, and the property has recently been planted to cotton, corn, and sorghum.

There are two active irrigation wells on the property, drawing from the Brazos Alluvium Aquifer, these two wells help irrigate approximately 197.8 acres m/l. Electricity is available at the road, provided by Bryan Texas Utilities.

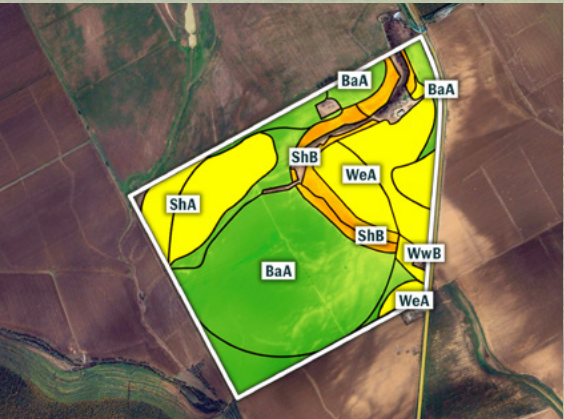
A Zimmatic 9-tower pivot and pump are currently in place, owned by the tenant. If the winning bidder is interested, the tenant is open to selling the system. Contact Agent Bryan Bergdale for details.

**Reserved items at farmsite:** The turquoise house, trailers, tractors, trucks, machine sheds, silo, and any other miscellaneous items.



## Tillable Soils Map

CODE	DESCRIPTION	ACRES	% OF FIELD	NCCPI
BaA	Belk clay	175.00	55.69 %	74
ShA	Ships clay	53.66	17.08 %	50
WeA	Weswood silt loam	53.27	16.95 %	57
ShB	Ships clay	28.61	9.10 %	43
Wwb	Weswood silty clay loam	3.72	1.18 %	56
AVERAGE:				64.0



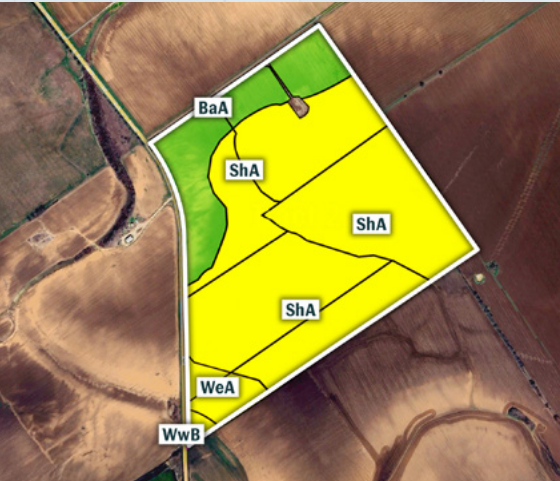
# Tract 2

251.00 Acres M/L | 248.52 Tillable Acres | Highway FM 50, College Station, TX 77845

Tract 2 includes 251 acres m/l, with approximately 248.52 tillable acres of productive farmland. Primary soil types consist of Ships clay and Belk clay, and the property has recently been planted to cotton, corn, and sorghum.

There are two active irrigation wells on the property, drawing from the Brazos Alluvium Aquifer. These two wells help irrigate approximately 161 acres m/l. Electricity is available at the road, provided by Bryan Texas Utilities.

A Valley 7000 8-tower pivot and pump are currently in place, owned by the tenant. If the winning bidder is interested, the tenant is open to selling the system. Contact Agent Bryan Bergdale for more details.



## Tillable Soils Map

CODE	DESCRIPTION	ACRES	% OF FIELD	NCCPI
ShA	Ships clay	188.99	76.05 %	50
BaA	Belk clay	46.12	18.56 %	74
WeA	Weswood silt loam	11.18	4.50 %	57
Wwb	Weswood silty clay loam	2.23	0.90 %	56
AVERAGE:				54.8



payment may be paid in the form of a wire transfer or check. All funds will be held in First American Title Company's Trust Account.

**CLOSING:** Closing will occur on or before Wednesday, November 19th, 2025. The balance of the purchase price will be payable at closing in the form of a wire transfer.

**POSSESSION:** Early possession will be granted with proof of liability insurance.

**FARM LEASE:** The farm lease has been terminated and the farm is available for the 2026 growing season and will available January 1st, 2026.

**REAL ESTATE TAXES:** All real estate taxes for 2025 will be prorated between the Seller and Buyer to the date of Closing.

**CONTRACT & TITLE:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit the required earnest money into First American Title Company's Trust Account. The terms of the signed Real Estate Purchase Contract shall govern the sale and

shall supersede all prior negotiations, discussions, representations, or information regarding the sale, including this brochure. The Seller will furnish, at Seller's expense, a current Title Commitment for an Owner's Policy in the amount equal to the Total Purchase Price. Buyer will pay the premium for any title insurance policy Buyer chooses to obtain. The Seller agrees to convey marketable title to the property. This sale is not contingent on financing.

**FINANCING:** The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to have been made before bid submission. By bidding, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

**SURVEY:** If Tracts 1 and 2 are sold separately, the properties will be subject to survey. The Seller shall be responsible for all survey costs. Regardless of the surveyed acres, the final purchase price will be calculated based on the multipliers used at auction and the final bidding price per acre.

# Tract 3

181.35 Acres M/L | 162.06 Tillable Acres | Highway FM 50, College Station, TX 77845

Tract 3 includes 181.35 acres m/l, with approximately 162.06 tillable acres of productive farmland. Primary soil types consist of Ships clay and Belk clay, and the property has recently been planted to cotton and sorghum.

The remaining 19.29 acres feature mature timber along the Brazos River, with approximately 2,300 feet of river frontage. The timber stand includes a mix of species such as walnut and oak, offering both natural beauty and wildlife habitat. The area supports a healthy deer population, providing excellent recreational and hunting opportunities.

This property offers excellent recreation and income all within 15 minutes of College Station.

Tract 3 can be accessed via an easement off County Road 277.



## Tillable Soils Map

CODE	DESCRIPTION	ACRES	% OF FIELD	NCCPI
ShA	Ships clay	132.99	82.06 %	50
BaA	Belk clay	25.16	15.52 %	74
ShB	Ships clay	2.58	1.59 %	41
RrA	Weswood silt loam	1.30	0.80 %	33
HbA	Weswood silty clay loam	0.03	0.02 %	49
AVERAGE:				53.4



## BURLESON COUNTY, TEXAS LAND AUCTION

### 762 ACRES M/L | OFFERED IN 3 TRACTS

**Bidding is currently live and ends on Thursday, October 9, 2025, at 3:00 PM CT. ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS.**

**HOW TO BID:** Open up 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 your bidder account is created and approved, you can actively bid on the property. Visit <http://peoplescompany.bidwrangler.com/>.

**AUCTION METHOD:** The property will be offered as three tracts. All bids will be on a price-per-acre basis. A bid placed within three minutes of the close of the auction will extend bidding by three minutes until all bidding is completed. Bid increments will be at the sole discretion of the auctioneer.

If you plan to bid, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any 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. The winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction.

**FARM PROGRAM INFORMATION:** Farm Program Information is provided by the Burleson 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 Burleson County FSA and NRCS offices.

**EARNEST MONEY PAYMENT:** A 10% earnest money payment is required within 24 hours of the conclusion of the auction. The earnest money

**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.

**MINERAL RIGHTS:** Seller will retain 100% of the mineral rights owned.

**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 price-per-acre basis. Peoples Company and its representatives are agents of the Seller. The winning bidder(s) acknowledge 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. Peoples Company and its representatives are agents of the Seller, which can accept or reject any

and all bids. 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. The 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 Title Commitment.