

75.30 ACRES M/L

WEBSTER COUNTY IOWA

LISTING #18546



ONLINE-ONLY FARMLAND AUCTION

Bidding is LIVE and will remain open until Wednesday, October 22, 2025 at 4:00 PM.

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

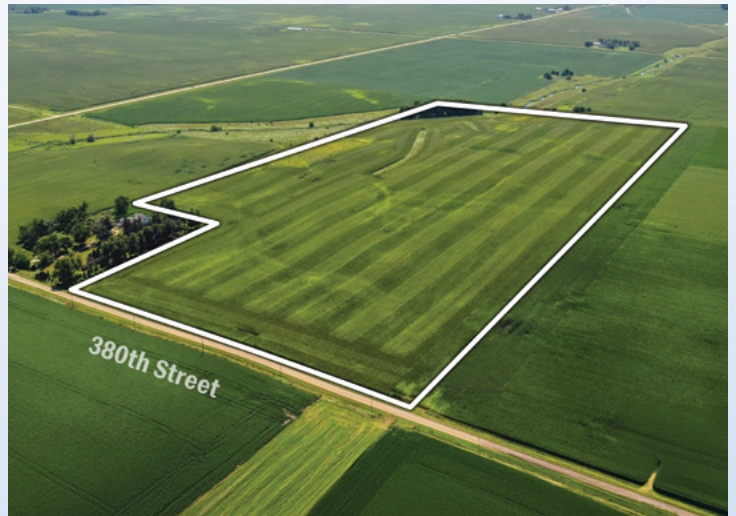
Peoples Company is pleased to represent The Johanson Family in the sale of 75.30 acres m/l of high-quality Webster County, Iowa farmland located southeast of Gowrie, Iowa, and north of Paton, Iowa. This farm has been in the Johanson Family for 55 years, creating a rare opportunity to purchase farmland not available to the public since 1970!

Located along 380th Street in Section 29 of Lost Grove Township, this tract includes 71.73 FSA cropland acres that are designated as NHEL (Non-Highly Erodible Land). Of the cropland acres, there are 71.02 acres that are currently in production, with 65.33 acres certified as corn and 5.66 acres certified as grass that can be transitioned back to row-crop production. Prominent soil types include Nicollet clay loam, Webster clay loam, and Clarion loam with a CSR2 soil rating of 82.7. The southeast corner of the tract provides excellent upland bird habitat, and there is an approximately 1.4-acre wetland located south of the East Buttrick Creek flowing through the property. The farm is available for the 2026 cropping season.

Additionally, there are 0.71 acres enrolled in the Conservation Reserve Program (CRP). The CRP contract details are:

CONTRACT #11916A: 0.71 Acres enrolled in CRP Filter Strips (Practice CP21) with an annual payment of \$154 (\$217/acre). This contract expires in September 2029.

The north half of the farmland is located at the bottom of Drainage District #198, with a 20" county tile main going across the property and outletting water into East Buttrick Creek.



There are additional private tile lines located across the farm to improve drainage further. Still, tile sizes and locations are approximate. Peoples Company does not warrant the location or installation of the tile, and a buyer should do their own investigation to confirm the location of tile installation. See 'Drainage Tile Map' on opposite page.

Please Note: The existing fence line is located just west of the boundary line in the northeast corner of the property. Contact the listing agent for more information.

Located in a strong farming community near several competing grain markets, including both grain elevators and ethanol plants, this highly tillable farmland tract would make a great add-on unit to an existing farming operation, or as an investment-grade quality land purchase.

Webster County, Iowa Online-Only Land Auction Bidding ends Wednesday, October 22, 2025 at 4:00 PM

SELLER: Wayne Johanson and Donita Johanson

ONLINE BIDDING: Register to bid at 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 Webster 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 Wednesday, October 22nd, 2025, at 4:00 PM Central Time Zone (CST) with closing taking place on or before Tuesday, December 9th, 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.

AUCTION METHOD: The farm will be offered via Online-Only Auction and will be sold on a per-acre basis.


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.

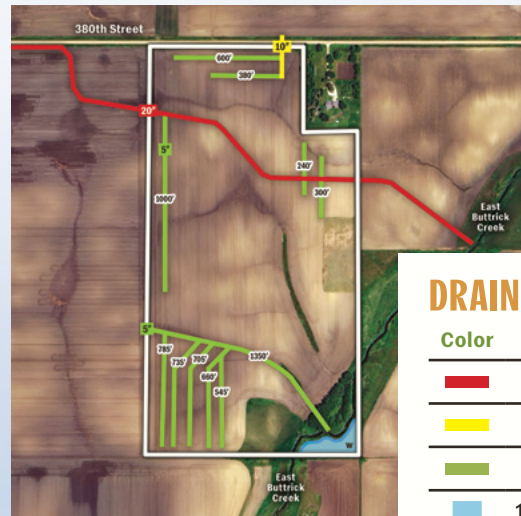
FARM PROGRAM INFORMATION: Farm Program Information is provided by the Webster County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Webster County FSA and NRCS offices.



CRP ACRES





(Conservation Reserve Program)

	Acres	Program	Rate	Ends
	0.71	CP21 Filter Strips	\$154 /year	2029












The information below was provided by the Webster County Assessor & FSA.

DRAINAGE TILE

Color	Size	Type
	20"	County tile
	10"	Private tile
	5"	Private tile
	1.4 acres	Wetland



TILLABLE SOILS

	Code	Description	Acres	% of field	CSR2
	55	Nicollet clay loam	22.29	31.39%	89
	107	Webster clay loam	16.75	23.58%	86
	138B	Clarion loam	11.84	16.67%	89
	138C2	Clarion loam	6.79	9.56%	83
	228	Cylinder loam	4.92	6.93%	59
	835D2	Omsrud-Storden complex	3.84	5.41%	53
	638C2	Clarion-Storden complex	2.05	2.89%	75
	135	Coland clay loam	1.32	1.86%	76
	956	Harps-Okoboji complex	1.22	1.72%	69

Average: 82.7

EARNEST MONEY PAYMENT: A 10% earnest money payment is required on the day of the auction and 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 Tuesday, December 9th, 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 2025 farm lease has been terminated and all 2025 farm income will be retained by the Sellers. Farming rights for the 2026 cropping year are available.

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. 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. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made 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 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 abstract.

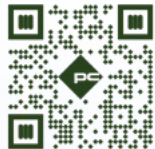
Seller reserves the right to accept or reject any and all bids.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18546



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



**WEBSTER
COUNTY
IOWA**

FROM GOWRIE, IOWA:

Start at the intersection of 4th Street & Iowa Highway 175. Proceed east on Iowa Highway 175 for approximately 1 mile until you reach Hayes Avenue, then turn right (south). Proceed south on Hayes Avenue for 2 miles until you reach 380th Street, then turn left (east). Proceed east on 380th Street for a half mile, and the property will be on your right.

***BID NOW* on this high-quality farmland in Webster County, Iowa!**

75.30 ACRES M/L | 71.73 FSA CROPLAND ACRES | 82.7 CSR2 RATING

Download the Peoples Company app, or go to [PEOPLES COMPANY.BIDWRANGLER.COM](https://www.peoplescompany.com/bidwrangler)

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