

MULTIPLE TRACTS | BIDDING IS LIVE UNTIL WEDNESDAY, OCTOBER 15, 2025 | 4:00 PM CT

ONLINE ONLY AUCTION LINN COUNTY, IOWA

Tract 1 | 13.62 Acres M/L



Tract 2 | 9.96 Acres M/L



LISTING #18564

IOWA | DOT

56.40
ACRES M/L

Tract 3 | 0.65 Acres M/L



Tract 4 | 3.18 Acres M/L



Tract 5 | 14.25 Acres M/L



Tract 6 | 8.94 Acres M/L



Tract 7 | 1.79 Acres M/L



Tract 8 | 4.01 Acres M/L



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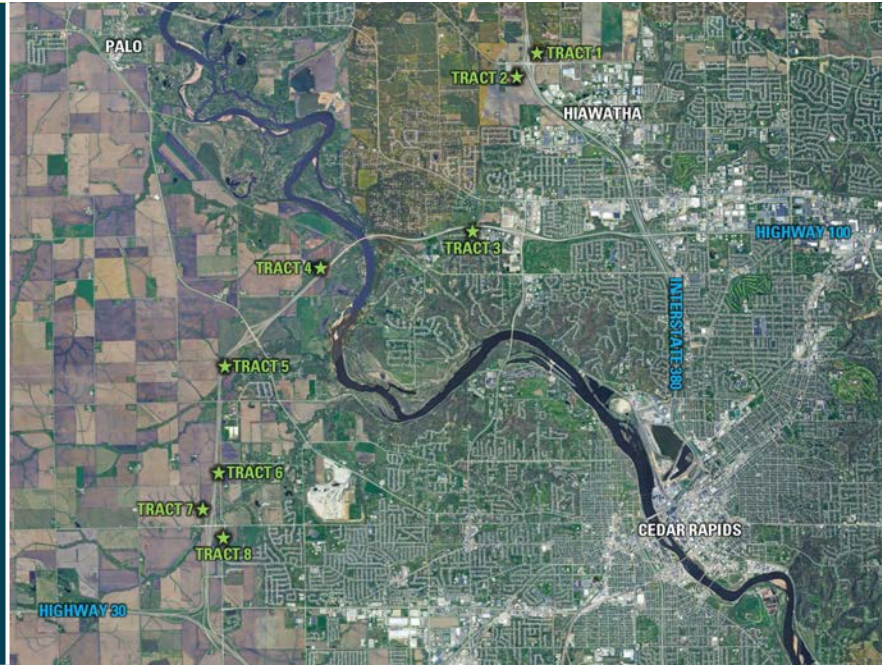
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ONLINE ONLY AUCTION

LINN COUNTY, IOWA

Peoples Company is offering eight individual tracts owned by the Iowa Department of Transportation through an ONLINE ONLY auction where all bidding must be done online or through Peoples Company's bidding app. Bidding will be LIVE until Wednesday, October 15, 2025, at 4:00 PM Central Time Zone (CDT). Closing is to take place on or before Wednesday, November 19, 2025. The tracts include various types of land located in Linn County near Cedar Rapids. All tracts are situated along the Interstate 380 and Highway 100 corridors and offer a wide variety of future development potential.



8 TRACTS

TRACT 1	13.62 ACRES M/L
TRACT 2	9.96 ACRES M/L
TRACT 3	0.65 ACRES M/L
TRACT 4	3.18 ACRES M/L
TRACT 5	14.25 ACRES M/L
TRACT 6	8.94 ACRES M/L
TRACT 7	1.79 ACRES M/L
TRACT 8	4.01 ACRES M/L

AUCTION TERMS & CONDITIONS

BIDDING ENDS WEDNESDAY, OCTOBER 15, 2025 AT 4:00 PM CENTRAL

Peoples Company is handling the sale of eight properties owned by The Iowa Department of Transportation through their Online Auction Service. Properties are located in Linn County. Properties included in the auction consist of various types of land.

A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours prior to the close of the auction. 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.

ALL BIDS ARE TOTAL PRICE AND NOT PER ACRE.

PURCHASE AGREEMENT AND EARNEST MONEY: The Winning Bidder will receive an "Offer to Buy" document from the Iowa DOT shortly after the conclusion of the auction and will serve as the purchase agreement for the tract being purchased. A 10% earnest money payment is required upon conclusion of the auction and must be received by Peoples Company within two (2) business days from the day of the auction. Earnest money will need to be received prior to Seller receiving possession of the property (Possession given by signing the Mutual Benefit Lease). The balance of the purchase price will be due on or before the closing date of Wednesday, November 19, 2025.

CLOSING AND POSSESSION: Possession will be granted through a "Mutual Benefit Lease" to be signed upon conclusion of the auction by the Winning Bidder for each tract and the Seller. Once the Mutual Benefit Lease is signed and earnest money is deposited, possession of the property will be granted to the Winning Bidder. This lease will terminate once the State Land Patent is received by the Winning Bidder. Balance of purchase price is due and payable on or before the closing date of Wednesday, November 19, 2025. If the balance is not paid on or before closing, the Buyer risks forfeiting the 10% earnest money and cancellation of the Mutual Benefit Lease.

FARM & BUILDING LEASES: All leases have been terminated on these properties and possession will be given once the Mutual Benefit Lease is signed by Winning Bidder and Seller.

SURVEYS: All tracts of land have been surveyed and the survey is available in the attachments on the listing website.

TITLE INFORMATION: Title will be granted when the State of Iowa issues a Land Patent Deed approximately 60 - 90 days after the conclusion of the auction. Buyer will not receive an abstract of title. Should a Buyer want an abstract of title and / or a title search completed, it shall be at their sole discretion, responsibility, and expense. Once all monies are received, Buyer should allow for 60 - 90 days for issuance of the State Land Patent.

ACCESS TO THE PROPERTY: Neither the Seller nor Peoples Company guarantee access to the properties. Winning bidder will be responsible for acquiring access to the properties at their sole expense. Call Agent(s) for details with access questions. Please do not assume access to any property.

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13.62 ACRES M/L

TRACT ONE

TOWER TERRACE ROAD,
CEDAR RAPIDS, IA 52411

Offering 13.62 acres m/l of land located within the city limits of Cedar Rapids, Iowa! This parcel is located along Interstate 380 and Tower Terrace Road. There are an estimated 12.91 acres m/l of land that could be tillable, carrying a CSR2 of 75.4. This tract is currently zoned Ag with the Cedar Rapids comprehensive plan showing a Medium Intensity future use. This parcel is located in a very high traffic area with 31,800 cars passing by on Interstate 380 and 3,540 cars traveling daily on Tower Terrace Road, according to recent Iowa DOT traffic studies. There is no current or allowed access to this tract. Interested parties should contact Cedar Rapids city officials for more information on permitted uses.

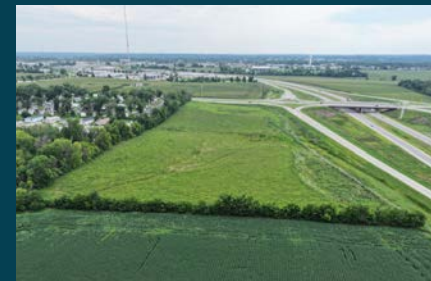
TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
393B	Sparta loamy fine sand	3.60	27.86%	38
84	Clyde silty clay loam	3.25	25.15%	88
198B	Floyd loam	1.96	15.17%	89
394B	Ostrander loam	1.52	11.76%	91
184A	Klinger silty clay loam	1.50	11.61%	95
83B	Kenyon loam	0.51	3.95%	90
761	Franklin silt loam	0.36	2.79%	85
377B	Dinsdale silty clay loam	0.14	1.08%	94
409B	Dickinson fine sandy loam	0.08	0.62%	75
WEIGHTED AVERAGE				75.4



DIRECTIONS

From Interstate 380 Exit 26 (Tower Terrace Road): The tract is located on the northeast corner of the interchange with frontage along Tower Terrace Road and the northbound onramp.



9.96 ACRES M/L

TRACT TWO

TOWER TERRACE ROAD,
CEDAR RAPIDS, IA 52411

Offering 9.96 acres m/l of land located within the city limits of Cedar Rapids, Iowa! This parcel is located along Tower Terrace Road, just west of Interstate 380. This tract is currently zoned Ag with the Cedar Rapids comprehensive plan showing a Medium Intensity future use. The property directly to the west is zoned Suburban Mixed Use Community Center. According to a 2022 Iowa DOT traffic study, 3,540 cars pass by daily on Tower Terrace Road. There is no current or allowed access to this tract. Interested parties should contact Cedar Rapids city officials for more information on permitted uses.



DIRECTIONS

From Interstate 380 Exit 26 (Tower Terrace Road): Travel west on Tower Terrace Road for approximately 300 feet, and the property will be located on the south side of the road.



0.65 ACRES M/L

TRACT THREE

USHERS FERRY ROAD NE,
CEDAR RAPIDS, IA 52411

Offering 0.65 acres m/l of land located in Cedar Rapids, Iowa! This parcel is located along Ushers Ferry Road Northeast and Oak Creek Drive Northeast. It is currently zoned residential and has an average of 1,720 cars passing by daily according to a 2021 Iowa DOT traffic study. The southern 0.44 acres is located within the city limits of Cedar Rapids, and the northern 0.21 acres is located in Linn County. Interested parties should contact Cedar Rapids city officials and Linn County Planning and Development for more information on permitted uses.



DIRECTIONS

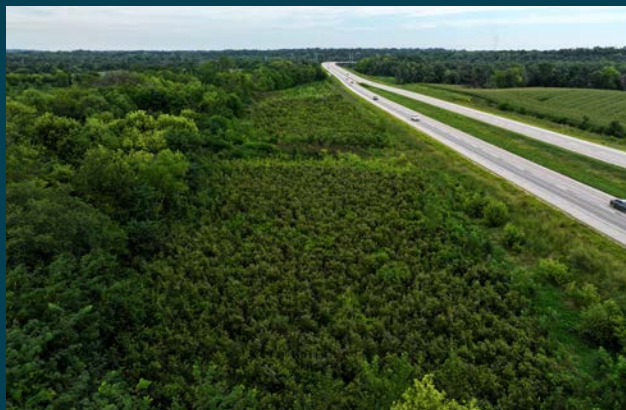
From Xavier High School:
Head east on 42nd Street
Northeast for 0.2 miles to
Ushers Ferry Road NE. Turn
north onto Ushers Ferry Road
NE and travel for 0.6 miles
to Oak Creek Drive NE. The
parcel will be on the north
side of this T intersection.

3.174 SURVEYED ACRES

TRACT FOUR

HIGHWAY 100,
PALO, IA 52324

Offering 3.174 surveyed acres of land located along Highway 100. This is partially timber-covered and was previously farmed. This parcel is currently zoned Ag with the comprehensive plan for Cedar Rapids showing the area as Urban Medium Intensity zoning. The adjacent Highway is well-traveled with 11,800 cars passing by daily, according to a 2024 Iowa DOT traffic study. There is no legal access to this parcel from Highway 100.



DIRECTIONS

From Highway 100 Exit 3
(Covington Road): Head north on
Highway 100 for 1.25 miles. The
parcel will be on the north side of
the road.

14.25 ACRES M/L

TRACT FIVE

HIGHWAY 100,
CEDAR RAPIDS, IA 52405

Offering 14.25 acres m/l of land located within the city limits of Cedar Rapids, Iowa! This tract is located along Highway 100 and consists of approximately 11.77 acres that were previously tillable, carrying an average CSR2 of 77.2, and a timber draw. The east side of Highway 100 is 13.28 acres lying along the Morgan Creek Trail, with approximately 11.14 acres in fallow and a timber draw. The west side of Highway 100 consists of 0.97 acres m/l with approximately 0.63 acres currently being farmed and carrying an average CSR2 of 78. This tract is presently zoned ag with the Cedar Rapids future zoning maps showing the area designated as green space. According to a 2024 Iowa DOT traffic count, an average of 6,400 vehicles pass by this site daily. There is no legal access to this site from Highway 100 or Morgan Creek Trail. Interested parties should contact Cedar Rapids city officials for more information on permitted uses.



POTENTIALLY TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
484	Lawson silt loam	5.88	50.0%	79
351A	Atterberry silt loam	2.41	20.46%	80
178A	Waukee loam	2.24	19.02%	69
133	Colo silty clay loam	0.96	8.15%	78
409B	Dickinson fine sandy loam	0.19	1.61%	75
83C2	Kenyon loam	0.09	0.76%	84
WEIGHTED AVERAGE				77.2

DIRECTIONS

From Highway 100 Exit 3 (Covington Road): Head south on Highway 100 for 0.5 mile. Tract 5 will be on both sides of the road.



8.94 ACRES M/L

TRACT SIX

HIGHWAY 100/80TH STREET NW
CEDAR RAPIDS, IA 52405

Offering 8.94 surveyed acres m/l of land located just outside the city limits of Cedar Rapids, Iowa! This parcel is located between Highway 100 and 80th Street Northwest. Previously, there were approximately 6.47 acres of tillable land, carrying a CSR2 score of 87.7 on this tract, creating an opportunity for hay crop production. Electricity is located along 80th Street NW, and a MidAmerican transmission line is located along the southern boundary, creating potential for building or a small solar project in the future. A main water transmission line is located along the road, however, it is not currently accessible. This tract has access along 80th Street NW, providing potential for immediate farming and future building sites. According to 2024 Iowa DOT traffic counts, 36,400 vehicles pass by this site on Highway 100 daily, providing an excellent signage opportunity. The Cedar Rapids city limits are located along 80th Street NW, and the site is currently zoned Ag with the area slated as Urban Medium Intensity in the City of Cedar Rapids' future plans.



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
83C2	Kenyon loam	2.41	37.31%	84
84	Clyde silty clay loam	2.38	36.84%	88
377B	Dinsdale silty clay loam	1.42	21.98%	94
83C	Kenyon loam	0.24	3.72%	85
83B	Kenyon loam	0.01	0.15%	90
WEIGHTED AVERAGE				87.7

DIRECTIONS

From Highway 100 Exit 1 (E Avenue NW): Travel east on E Avenue NW to the first intersection of 80th Street NW. Head north on 80th Street NW for 0.5 mile, and the property will be on the west side of the road.



1.79 ACRES M/L

TRACT SEVEN

E AVENUE NORTHWEST,
CEDAR RAPIDS, IA 52405

Offering 1.79 acres m/l of land located just outside the city limits of Cedar Rapids, Iowa! This parcel is located just off Highway 100 and E Avenue Northwest. It consists of 1.28 acres m/l of previously tillable land, carrying a CSR2 score of 76.9. Access from Berger Land would be permitted by Linn County, however, the buyer will be responsible for the permitting process and installing a drive. This tract is located in Section 21 of Clinton Township, Linn County, Iowa.



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
351A	Atterberry silt loam	0.98	76.56%	80
408C	Olin sandy loam	0.22	17.19%	59
84	Clyde silty clay loam	0.08	6.25%	88
WEIGHTED AVERAGE				76.9

DIRECTIONS

From Highway 100 Exit 1 (E Avenue NW): Travel west on E Avenue NW to the first intersection of Berger Lane. Head north on Berger Lane for 0.1 mile, and the property will be on the east side of the road.



4.01 ACRES M/L

TRACT EIGHT

80TH STREET NORTHWEST,
CEDAR RAPIDS, IA 52405

Offering 4.01 acres m/l of land located within the city limits of Cedar Rapids, Iowa! This parcel is located just off Highway 100, on the west side of the intersection of E Avenue Northwest and 80th Street Northwest. It consists of 2.54 acres m/l of potentially tillable land, carrying a CSR2 score of 95.1. There is current access along 80th Street Lane. The land is zoned Suburban Mixed Use Community, offering a wide range of future residential or commercial opportunities. Power is located along both roadways, and a main water transmission line is located along 80th Street NW; however, it is not currently accessible. Interested parties should contact Cedar Rapids city officials for more information on permitted uses. This tract is located in a well-traveled area with 4,050 cars passing by on E Avenue NW and 1,770 cars passing along 80th Street NW daily, according to 2021 Iowa DOT traffic studies.



DIRECTIONS

From Highway 100 Exit 1 (E Avenue NW): Travel east on E Avenue NW to the first intersection of 80th Street NW. Tract 8 is located at the southwest corner of this intersection with frontage along 80th Street NW and 80th Street Lane.

TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
977	Richwood silt loam	1.28	50.39%	100
377B	Dinsdale silty clay loam	0.80	31.50%	94
83C2	Kenyon loam	0.46	18.11%	84
WEIGHTED AVERAGE				95.2





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Clive, IA 50325



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56.40
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