

DARAN BECKER | 515.979.3498 | DARAN@PEOPLES COMPANY.COM | IA LIC S60473000

Benton County, Iowa

FARMLAND AUCTION

Listing #18567

160
Acre W/L

FRIDAY, NOVEMBER 7, 2025 AT 10:00 AM

BLAIRSTOWN COMMUNITY CENTER

305 LOCUST STREET NW

BLAIRSTOWN, IA 52209



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PEOPLES COMPANY IS PLEASED TO REPRESENT BIELSER INDUSTRIES LLC IN THE SALE OF 160 ACRES M/L OF PRIME BENTON COUNTY, IOWA FARMLAND.

LOCATED ON 19TH AVENUE, JUST 2.5 MILES NORTHWEST OF BLAIRSTOWN, IOWA, AND 2 MILES SOUTH OF HIGHWAY 30, THIS PROPERTY OFFERS EXCELLENT ACCESS WITH ROAD FRONTAGE ON THREE SIDES. SITUATED IN SECTION 9 OF LEROY TOWNSHIP, THIS HIGHLY TILLABLE FARM INCLUDES 147.24 FSA CROPLAND ACRES WITH AN IMPRESSIVE AVERAGE CSR2 SOIL RATING OF 86.2. OF THE CROPLAND ACRES, 0.93 ARE ENROLLED IN CRP, PAYING \$345 ANNUALLY. PRIMARY SOIL TYPES INCLUDE HIGHLY PRODUCTIVE COLO SILTY CLAY LOAM, COLO-ELY COMPLEX, AND DINDSALE SILTY CLAY LOAM. THE FARM LEASE HAS BEEN TERMINATED, AND BUYERS WILL HAVE FULL FARMING RIGHTS FOR THE 2026 GROWING SEASON. DRAINAGE TILE IS PRESENT ON THE FARM, THOUGH TILE MAPS ARE UNAVAILABLE.

THIS FARM LIES IN A HIGHLY COMPETITIVE FARMING REGION WITH MULTIPLE GRAIN MARKETING OPTIONS NEARBY. IT REPRESENTS A RARE OPPORTUNITY TO PURCHASE A HIGHLY TILLABLE, INVESTMENT-QUALITY FARM—IDEAL AS AN ADD-ON TO AN EXISTING OPERATION OR AN INVESTMENT-GRADE QUALITY LAND PURCHASE.

THE TRACT WILL BE SOLD USING THE TRADITIONAL AUCTION METHOD. THE AUCTION WILL BE HELD AT 10:00 AM ON FRIDAY, NOVEMBER 7, 2025, AT THE BLAIRSTOWN COMMUNITY CENTER IN BLAIRSTOWN, IOWA. THIS AUCTION CAN ALSO BE VIEWED THROUGH A VIRTUAL ONLINE AUCTION OPTION, AND ONLINE BIDDING WILL BE AVAILABLE.



Directions

FROM BLAIRSTOWN, IOWA: HEAD WEST OUT OF TOWN ON 77TH STREET AND TRAVEL FOR 2 MILES UNTIL REACHING 19TH AVENUE. TURN RIGHT (NORTH) ON 19TH AVENUE AND TRAVEL FOR 1.5 MILES. THE PROPERTY WILL BE LOCATED ON YOUR LEFT. LOOK FOR THE PEOPLES COMPANY SIGNS.



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Tillable Soils

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR ₂
133	COLO SILTY CLAY LOAM	32.45	22.04%	78
11B	COLO-ELY COMPLEX	22.94	15.58%	86
377C	DINSDALE SILTY CLAY LOAM	19.81	13.45%	90
428B	ELY SILTY CLAY LOAM	18.66	12.67%	88
420B	TAMA SILTY CLAY LOAM	14.93	10.14%	95
377B	DINSDALE SILTY CLAY LOAM	13.50	9.17%	94
350B	WAUKEGAN SILT LOAM	7.60	5.16%	55
420	TAMA SILTY CLAY LOAM	6.32	4.29%	100
120B	TAMA SILTY CLAY LOAM	5.30	3.60%	95
127	WIOTA SILT LOAM	3.43	2.33%	95
1088	NEVIN SILTY CLAY LOAM	2.19	1.49%	83
120C	TAMA SILTY CLAY LOAM	0.09	0.06%	90
1119	MUSCATINE SILTY CLAY LOAM	0.01	0.01%	100
RIVER	WATER	0.01	0.01%	0

Weighted Average 86.2



75TH STREET & 19TH AVENUE BLAIRSTOWN, IA 52209

Auction Terms & Conditions

SELLER: BIELSER INDUSTRIES LLC

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.

AUCTION METHOD: Property will be offered as one individual tract. All bids will be on a price per acre basis. 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.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Benton 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 Benton 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 cash or check. All funds will be held in Peoples Company's Trust Account.

CLOSING: Closing will occur on or before Monday, December 22, 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 farm is available for the 2026 crop year.

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.

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.

SURVEYS: No additional surveying or staking will be provided by the Seller.

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. 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 Abstract.

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



FARMLAND AUCTION



12119 STRATFORD DRIVE
CLIVE, IA 50325

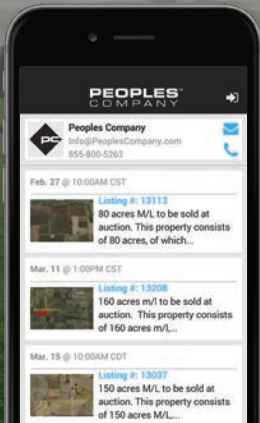


PEOPLESCOMPANY.COM
LISTING #18567



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

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NOT ABLE TO MAKE IT TO THE LIVE
AUCTION BUT STILL WANT TO BID?
NO PROBLEM!

JUST USE OUR MOBILE BIDDING APP
POWERED BY BidWRANGLER! YOU
CAN ACCESS THE APP ONLINE, BUT
IT WORKS EVEN BETTER WHEN YOU
DOWNLOAD IT TO YOUR SMARTPHONE.



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