

WEDNESDAY, OCTOBER 15, 2025 | 10:00 AM

# BOONE COUNTY, IOWA FARMLAND AUCTION

95.75 ACRES M/L OFFERED IN 1 TRACT

Leonard Good Community Center | 114 SW 8th Street | Ogden, Iowa 50212

**MATT ADAMS**

515.423.9235 | Matt@PeoplesCompany.com | IA LIC S59699000

**BRANDON BERGQUIST**

515.509.5912 | Brandon@PeoplesCompany.com | IA LIC S7021000





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Boone County, Iowa "Century Farm" Land Auction - Mark your calendars for Wednesday, October 15th, 2025! Peoples Company is pleased to be representing the Mary Jean Carlson Estate in the sale of their "Century Farm" located just east of Ogden, Iowa in Section 4 of Marcy Township. The farm consists of 95.75 acres m/l and will be offered as one tract via Public Auction at the Leonard Good Community Center in Ogden, Iowa.

**Century Farm:** This farm is recognized by the State of Iowa as a Century Farm that has been in the Carlson Family for over 140 years. This farm has not been available to the public since 1881. The Century Farms Program recognizes and honors those individuals and families who have owned farmland for 100 years or more. The program began in 1976 as part of the Bicentennial Celebration, where over 5,000 certificates and farm markers were distributed across Iowa at local ceremonies. Since 1976, more than 15,000 families have been recognized.

This "Century Farm" is nearly 100% tillable with 95.47 FSA certified cropland acres. The average CSR2 soil rating is 80.1. Prominent soil types include Canisteo clay loam, Nicollet loam, and Clarion loam. These acres are classified as Non-Highly Erodible Land (NHEL).

This farm is located in a strong farming community and would make for a great add-on tract to an existing farmland operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation. U.S Highway 30 borders the tract to the south, offering convenient access to the Iowa Highway systems, as well as multiple local grain marketing outlets including grain elevators and ethanol plants. Daily, approximately 6000 vehicles utilize U.S Highway 30 between Ogden and Boone, Iowa. Visibility along this heavily traveled route adds premium positioning for future development potential. The farm lease has been terminated and the farm is open for the 2026 growing season.

This farm will be offered as a single tract on a price-per-acres basis through a traditional auction. The public auction will take place on Wednesday, October 15th, 2025 at 10:00 AM at the Leonard Good Community Center, 114 SW 8th Street, Ogden, Iowa 50212. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

## AUCTION TERMS & CONDITIONS

### AUCTION LOCATION:

Leonard Good Community Center  
114 SW 8th Street  
Ogden, IA 50212

**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:** The farmland will be sold as one individual tract on a price-per-acre basis to the High Bidder. 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.

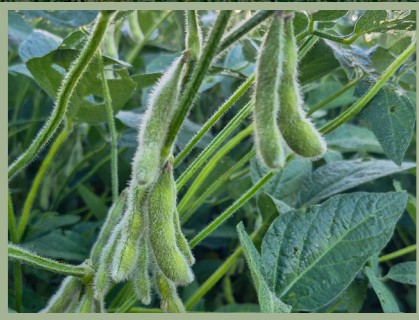
**AGENCY:** Peoples Company and its representatives are agents of the Seller. Winning Bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

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

**CLOSING:** Closing will occur on or before Tuesday, December 2nd, 2025. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.





**Directions** From Ogden, Iowa: Head east on U.S. Highway 30 for one mile. Then, turn left (north) onto I Avenue. The farm will be on the right (east) side of the road. Look for Peoples Company signage.

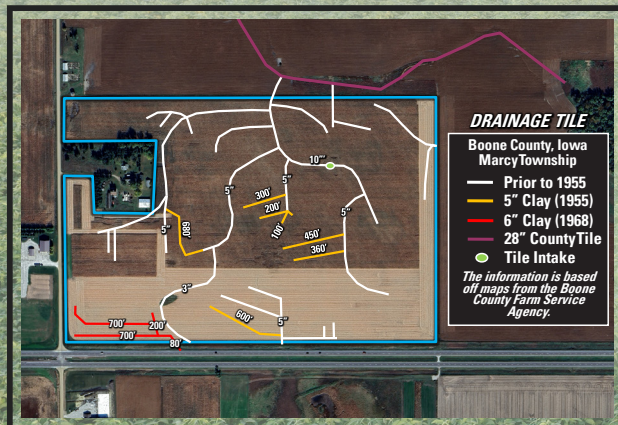
## Tillable Soils

Code	Description	Acres	% of field	IA CSR2
L507	Canisteo clay loam	33.88	35.49%	87
L55	Nicollet loam	16.85	17.65%	91
L138B	Clarion loam	15.40	16.13%	88
L95	Harpis clay loam	7.39	7.74%	75
6	Okoboji silty clay loam	7.17	7.51%	59
L138C	Clarion loam	6.51	6.82%	84
5040	Orthents	4.37	4.58%	5
L107	Webster clay loam	2.16	2.26%	88
L62D2	Storden loam	1.74	1.82%	41

Average: 80.1



## Drainage Tile Map



The north half of the tract lies within Drainage District #1, near the bottom of the district. The south half of the tract lies within Drainage District #3, near the top of the district. There is no county tile located on the farm, but maps received indicate that the farm has tiling, with additions from 1955 and 1968 located throughout the tract. A new wetland determination will need to be completed prior to any additional drainage improvements.

*\*Please Note: Peoples Company does not warrant nor guarantee the location, functionality, or existence of the drainage tile.*

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

**FARM LEASE:** The farm lease has been terminated, and farming rights are open for the 2026 growing season.

**CONTRACT & TITLE:** Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the Peoples Company Trust Account. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

**FINANCING:** The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability

to pay the bid price and fulfill the terms and conditions provided in the Contract.

**FENCES:** Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller. 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 will be 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" amount. 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 description in the marketing material should not be used in legal documents. Full legal description will be taken from the Abstract.

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

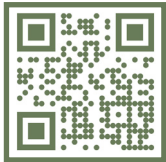




12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com



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

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LISTING #18571