

BIDDING ENDS TUESDAY, OCTOBER 21 | 4:00 PM CT

# GRUNDY COUNTY, IOWA

## *Online Only Farmland Auction*

### 180.35 ACRES M/L OFFERED IN 2 TRACTS

TRACT 1 - 40 ACRES M/L | TRACT 2 - 140.35 ACRES M/L



*Listing #18574*

ANDREW ZELLMER, ALC | IA LIC S61625000 | 712.898.5913 | [ANDREWZ@PEOPLESCOMPANY.COM](mailto:ANDREWZ@PEOPLESCOMPANY.COM)

MATT ADAMS | IA LIC S59699000 | 515.423.9235 | [MATT@PEOPLESCOMPANY.COM](mailto:MATT@PEOPLESCOMPANY.COM)



180.35 ACRES M/L OFFERED IN 2 TRACTS

# GRUNDY COUNTY, IOWA

## *Online Only Farmland Auction*

BIDDING ENDS TUESDAY, OCTOBER 21 | 4:00 PM CT

**Peoples Company** is pleased to represent The Craig N Moon Trust and the Kirk & Ellen Krogman Revocable Trust in the sale of 180.35 acres m/l in Grundy County, Iowa. The farm consists of two tracts of productive, tillable farmland with CRP income located just northwest of Conrad, Iowa in Grundy County, Iowa. The farming lease is open for the 2026 crop year.

**TRACT 1:** 40.00 gross acres m/l located in Section 17 of Felix Township in Grundy County, Iowa

- 38.02 FSA cropland acres m/l carrying an average CSR2 rating of 86.4

**TRACT 2:** 140.35 gross acres m/l located in Section 20 of Felix Township in Grundy County, Iowa

- 125.84 total FSA cropland acres
- 93.44 m/l acres currently in crop production with an average CSR2 rating of 86.4
- 32.40 CRP-enrolled acres producing annual payments of \$9,317

As a whole, the farms consist of 163.86 FSA cropland acres with prominent soil types of Colo silty loam, Tama silty clay loam, and Dinsdale silty clay loam. These high-quality tracts would make great add-ons to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. This is a rare opportunity to own highly productive farms in Grundy County, Iowa.

These Grundy County, Iowa farms will be auctioned 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 Tuesday, October 21st, 2025, at 4:00 PM Central Time Zone (CT). If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing agent.

*Bidding is currently live!*



*Listing #18574*



ANDREW ZELLMER, ALC | IA LIC S61625000 | 712.898.5913 | ANDREWZ@PEOPLES COMPANY.COM

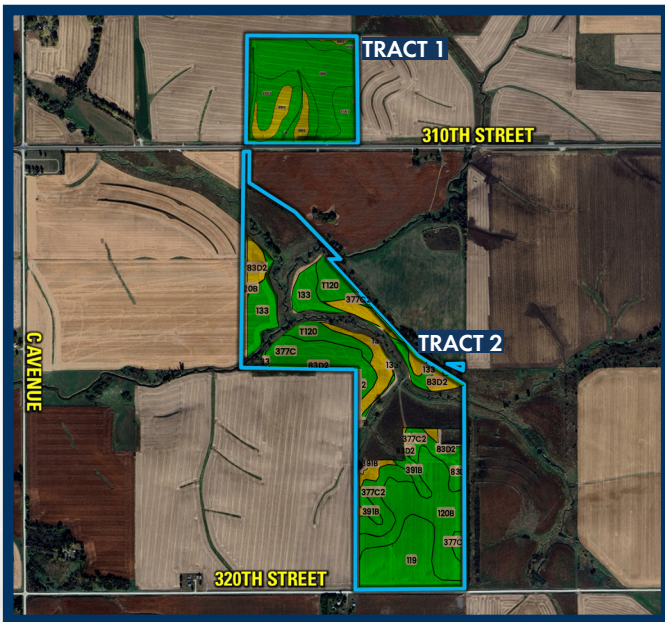
MATT ADAMS | IA LIC S59699000 | 515.423.9235 | MATT@PEOPLES COMPANY.COM



# TRACT 1

## 40 Acres M/L

**TRACT 1** presents as 40.00 gross acres m/l located in Section 17 of Felix Township in Grundy County, Iowa. The farm includes 38.02 FSA cropland acres m/l carrying an average CSR2 soil rating of 86.4. This tract carries primary soil types of Tama silty clay loam and Dinsdale silty clay loam, with the cropland acres classified as HEL (Highly Erodible Land). This tract has excellent paved access from County Highway D65 and lies in close proximity to State Highway 14, allowing for excellent grain marketing opportunities. The farm lease for Tract 1 is open for the 2026 crop year.



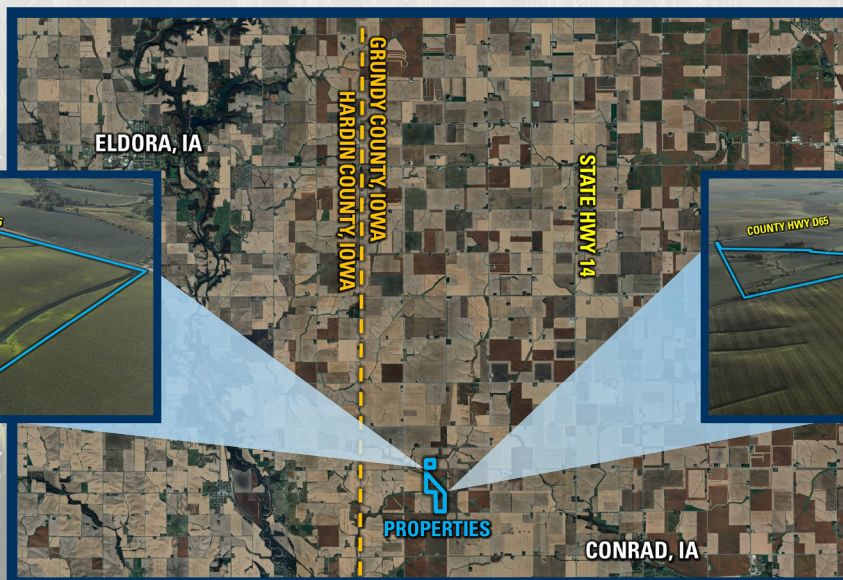
### Tract 1 - Tillable Soils

Code	Description	Acres	% of field	IA CSR2
120B	Tama silty clay loam	16.70	43.94%	95
377C2	Dinsdale silty clay loam	11.43	30.07%	85
83D2	Kenyon loam	4.98	13.10%	61
11B	Colo-Ely complex	4.90	12.89%	86
Average: 86.4				

### Tract 2 - Tillable Soils

Code	Description	Acres	% of field	IA CSR2
120B	Tama silty clay loam	18.48	19.77%	95
119	Muscataine silty clay loam	15.16	16.22%	100
83D2	Kenyon loam	15.12	16.18%	61
133	Colo silty clay loam	12.57	13.45%	78
377C2	Dinsdale silty clay loam	11.43	12.23%	85
377C	Dinsdale silty clay loam	9.44	10.10%	90
T120	Tama silty clay loam	7.53	8.06%	100
391B	Clyde-Floyd complex	3.73	3.99%	87
Average: 86.4				

TRACT 1



TRACT 2





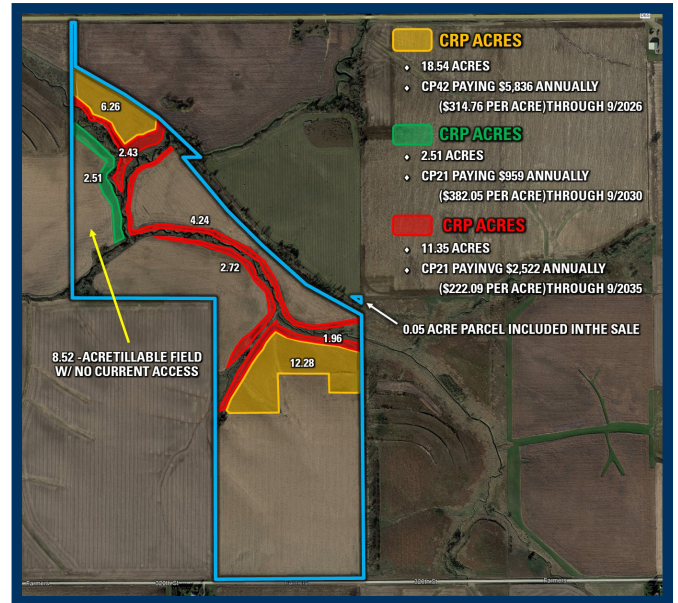
# TRACT 2

## 140.35 Acres M/L

**Tract 2** presents as 140.35 gross acres m/l located in Section 20 of Felix Township in Grundy County, Iowa. The tract includes 125.84 FSA cropland acres, of which 93.44 m/l acres are currently in row crop production with a CSR2 average of 86.4. The balance of the 32.40 FSA cropland acres are currently enrolled in CRP programs CP21 (Filter Strips) & CP42 (Pollinator Habitat), producing an annual total payment of \$9,317.

### CRP Contracts

- 2.51 acres enrolled in CP21 (Filter Strips) | Contract expires 9/30/30  
\$382.05 Rental Rate per Acre | Annual Payment of \$959
- 18.54 acres enrolled in CP42 (Pollinator Habitat) | Contract expires 9/30/26 | \$314.76 Rental Rate per Acre | Annual Payment of \$5,836
- 11.35 acres enrolled in CP21 (Filter Strips) | Contract expires 9/30/35  
\$222.09 Rental Rate per Acre | Annual Payment of \$2,522



Multiple established creek crossings are in place to access the tillable acres, with the exception of the 8.52-acre tillable field that is marked in the CRP map above. The farm lease for Tract 2 is open for the 2026 crop year.

**\*Please Note:** There is a 0.05-acre parcel that is owned by The Craig N. Moon Trust and the Kirk & Ellen Krogman Revocable Trust that does not adjoin the tract but will be included in the sale. A separate party owns the parcel in between and there currently is no access to the 0.05 acres. Contact the listing agent for more details.

### Directions to Tract 1

**From Conrad, Iowa:** Travel west on 330th Street for 1.5 miles until reaching State Hwy 14. Turn right (north) on State Hwy 14 and travel north for 2 miles until reaching County Hwy D65. Turn left (west) onto County Hwy D65 and travel west for 3.5 miles. Tract 1 will be located on the north side of County Hwy D65. Look for the Peoples Company signage.

### Directions to Tract 2

**From Conrad, Iowa:** Travel west on 330th Street for 1.5 miles until reaching State Hwy 14. Turn right (north) on State Hwy 14 and travel north for 1 mile until reaching 320th Street. Turn left (west) onto 320th Street and travel west for 3.5 miles. Tract 2 will be located on the north side of 320th Street. Look for the Peoples Company signage.





# AUCTION DETAILS & TERMS

**Seller:** Kirk & Ellen Krogman Revocable Trust / Craig N Moon Trust

Offering two tracts of Grundy 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 Tuesday, October 21st, 2025, at 4:00 PM Central Time Zone (CST) with closing taking place on or before Friday, December 5th, 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.

**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.

## ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

**How to Bid:** Open the Peoples Company auction you are interested in at [PeoplesCompany.com](http://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 that is created, you can bid on any of our Online Auctions.

**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 Grundy County Farm Service Agencies. 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 Grundy County FSA and NRCS offices.

**Earnest Money Payment:** A 10% earnest money payment is required upon conclusion of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in Peoples Company's Trust Account.

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

**Farm Lease:** The farm is open for the 2026 growing season.

**CRP Payments:** The 2025 CRP payment will be retained by the Sellers. All future CRP payments will be paid to the Buyer.

**Closing:** Closing will occur on or about Friday, December 5th, 2025. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

**Mineral Rights:** A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on all tracts. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

**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 at their expense. 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-in 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:** Buyer willfully acknowledges that they have performed their due diligence before bidding on this tract and 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, which can accept or reject any and all bids. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

**Disclaimer:** All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics may vary from the figures stated within the marketing material. Buyers 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 Abstract.





12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #18574



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

BIDDING ENDS TUESDAY, OCTOBER 21 | 4:00 PM CT

# GRUNDY COUNTY, IOWA

## *Online Only Farmland Auction*

### 180.35 ACRES M/L OFFERED IN 2 TRACTS

TRACT 1 - 40 ACRES M/L | TRACT 2 - 140.35 ACRES M/L



## *Listing #18574*

ANDREW ZELLMER, ALC | IA LIC S61625000 | 712.898.5913 | ANDREWZ@PEOPLES COMPANY.COM

MATT ADAMS | IA LIC S59699000 | 515.423.9235 | MATT@PEOPLES COMPANY.COM