

FARMLAND AUCTION

FREMONT COUNTY

— AND —

PAGE COUNTY

OFFERED IN SIX TRACTS

AUCTION LOCATION

Elks Lodge
709 S Fremont Street
Shenandoah, IA 51601

AUCTION DATE

Friday, November 21st
2025 at 10:00 AM

CONTACT

DARAN BECKER | 515.979.3498
Daran@PeoplesCompany.com
IA LIC S60473000

LISTING #18597



582.90
Acres M/L

FARMLAND AUCTION

SUMMARY

Major Fremont & Page County, IA Land Auction! Peoples Company is honored to represent the McLaren Family in the sale of 582.9 surveyed acres m/l of high-quality tillable farmland located just north of Shenandoah, Iowa in Fremont & Page County. The farm will be offered in six individual tracts, consisting of five tracts with high-quality tillable acres in addition to a large acreage with a well-kept house and multiple outbuildings. These tracts will be sold via Public Auction on November 21st, 2025 at the Elks Lodge in Shenandoah, IA at 10 A.M (CST).

Tract 1: 154.85 Surveyed Acres M/L with 152.72 FSA cropland acres, carrying a CSR2 value of 73.6.

Tract 2: 157.46 Surveyed Acres M/L with 143 FSA cropland acres, carrying a CSR2 value of 80.3.

Tract 3: 70.89 Surveyed Acres M/L with an estimated 64.66 FSA cropland acres, carrying a CSR2 value of 88.7.

Tract 4: 82.6 Surveyed Acres M/L with 63.97 FSA cropland acres, carrying a CSR2 value of 85.3, with grain bins/building site.

Tract 5: 83.7 Surveyed Acres M/L with 83.25 FSA cropland acres, carrying a CSR2 value of 70.8.

Tract 6: 33.4 Surveyed Acres M/L with 26.29 FSA cropland acres currently utilized for pasture and a well-maintained 1,460 SF home built in 1993.

Tracts 1-5 will be offered via the "Buyer's Choice" auction method through a live, in-person auction as well as a virtual, live online auction option. Online bidding will be available as well. With the "Buyers Choice" auction method, the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all 5 tracts have been purchased and removed from the auction. Tract 6 will be offered via the "Traditional Auction" method, after the conclusion of bidding on Tracts 1-5. Bids on Tract 6 will be on a "Whole Dollar Basis". Tracts will not be offered in their entirety or in combination after the auction.

ADDITIONAL INFO

Summit Pipeline Easement

Tract 1 has a Summit Pipeline Easement that runs through the southeast corner of the tract. See attachment "Summit Pipeline Easement Map" and/or call the Listing Agent for more information.

Tract 2 has a Summit Pipeline Easement that runs along the north half of the west border of the tract. See attachment "Summit Pipeline Easement Map" and/or call the Listing Agent for more information.

Tract 3 has a Summit Pipeline Easement that runs diagonally through the center of the tract. See attachment "Summit Pipeline Easement Map" and/or call the Listing Agent for more information.

DOT Easement

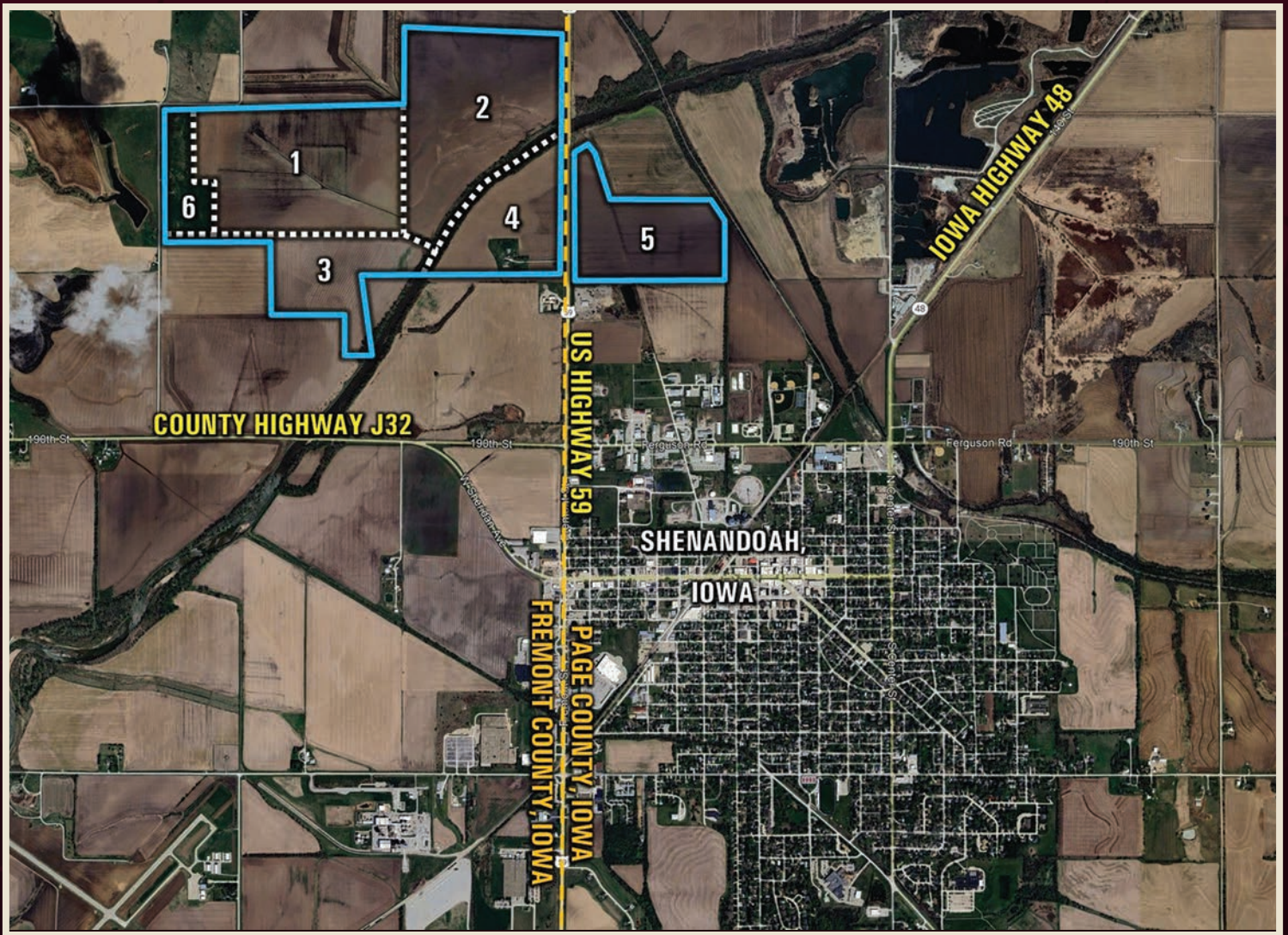
Tracts 2, 4, & 5 have a DOT easement off the Highway. See attachment "Easement for Public Highway" and/or call the Listing Agent for more information.

Flowage Easement

Tracts 1, 2, & 3 have a flowage easement. See attachment "Flowage Easement" and/or call the Listing Agent for more information.

Well Easement

There is an easement on Tract 1 for the well located on Tract 6. The new Buyer of Tract 1 will be required to sign an ingress & egress easement allowing access to the well on Tract 6.



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709 S Fremont Street
Shenandoah, IA 51601

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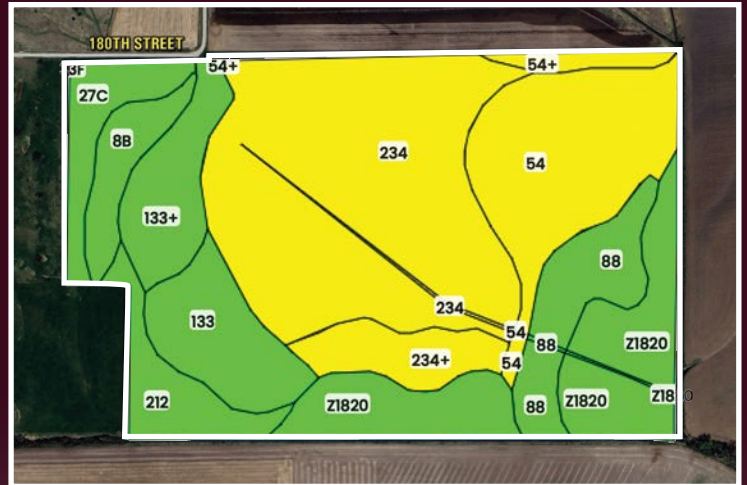


Tract 1 consists of 154.85 surveyed acres m/l located on 180th Street. This highly tillable tract of farmland consists of 152.72 FSA cropland acres and boasts an average CSR2 soil rating of 73.6. Primary soil types include Nishna silty clay, Zook silty clay loam, and Dockery-Quiver silt loam. The farm is open for the 2026 cropping season. Tract 1 is located just northwest of Shenandoah, Iowa in Sections 13 & 14 of Walnut Township, Fremont County, Iowa.



Tillable Soils Map

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
234	Nishna silty clay	51.15	33.49%		61
54	Zook silty clay loam	22.33	14.62%		67
Z1820	Dockery-Quiver silt loams	21.74	14.24%		87
133	Colo silty clay loam	10.75	7.04%		78
88	Nevin silty clay loam	10.06	6.59%		95
133+	Colo silt loam	8.90	5.83%		78
212	Kennebec silt loam	7.06	4.62%		91
234+	Nishna silt loam	6.89	4.51%		61
27C	Terril loam	6.19	4.05%		85
8B	Judson silty clay loam	5.74	3.58%		92
54+	Zook silt loam	2.14	1.40%		69
33F	Steinauer loam	0.03	0.02%		5
				WEIGHTED AVERAGE	73.6



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LISTING #18597





Tract 2 consists of 157.46 surveyed acres m/l located on US Highway 59. This highly tillable tract of farmland consists of 143 FSA cropland acres and boasts an average CSR2 soil rating of 80.3. Primary soil types include Colo silty clay loam and Dockery-Quiver silt loam. The farm is open for the 2026 cropping season. Tract 2 is located just northwest of Shenandoah, Iowa in Sections 12 & 13 of Walnut Township, Fremont County, Iowa.



Tillable Soils Map

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
122	Colo silty clay loam	53.40	37.35%		78
Z1820	Dockery-Quiver silt loams	51.87	36.28%		87
54	Zook silty clay loam	20.59	14.40%		67
212	Kennebec silt loam	10.81	7.56%		91
54+	Zook silt loam	6.20	4.34%		69
133+	Colo silt loam	0.12	0.08%		78
			WEIGHTED AVERAGE		80.3



CONTACT

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Tract 3 consists of 70.89 surveyed acres m/l located on 408th Avenue. This highly tillable tract of farmland consists of an estimated 64.66 FSA cropland acres and boasts an average CSR2 soil rating of 88.7. Primary soil types include Dockery-Quiver silt loam and Nevin silty clay loam. The farm is open for the 2026 cropping season. Tract 3 is located just northwest of Shenandoah, Iowa in Sections 13 & 14 of Walnut Township, Fremont County, Iowa.



Tillable Soils Map

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
Z1820	Dockery-Quiver silt loams	48.67	75.27%		87
88	Nevin silty clay loam	11.18	17.29%		95
212	Kennebec silt loam	4.78	7.39%		91
133	Colo silty clay loam	0.03	0.05%		78
WEIGHTED AVERAGE					88.7



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Tract 4 consists of 82.6 surveyed acres m/l located on US Highway 59. This highly tillable tract of farmland consists of 63.97 FSA cropland acres and boasts an average CSR2 soil rating of 85.3. Primary soil types include Dockery-Quiver silt loam and Colo silty clay loam. This tract includes two 18' x 17' grain bins built in 1950, two 15' x 12' grain bins built in 1950, and a newer 27' x 20' grain bin built in 1986. The tract also includes 2 older outbuildings. The farm is open for the 2026 cropping season. Tract 4 is located just northwest of Shenandoah, Iowa in Section 13 of Walnut Township, Fremont County, Iowa.



Tillable Soils Map

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
Z1820	Dockery-Quiver silt loams	37.17	58.11%		87
133	Colo silty clay loam	16.20	25.32%		78
9C	Marshall silty clay loam	6.50	10.16%		89
T9B	Marshall silty clay loam	2.21	3.45%		94
8B	Judson silty clay loam	1.89	2.95%		92
WEIGHTED AVERAGE					85.3



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Tract 5 consists of 83.7 acres m/l located on US Highway 59. This highly tillable tract of farmland consists of 83.25 FSA cropland acres and boasts an average CSR2 soil rating of 70.8. Primary soil types include Zook silty clay loam and Colo silty clay loam. The farm is open for the 2026 cropping season. Tract 5 is located just north of Shenandoah, Iowa in Section 18 of Grant Township, Page County, Iowa.



Tillable Soils Map

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
54	Zook silty clay loam	66.71	80.13%		67
133	Colo silty clay loam	6.87	8.25%		78
8B	Nevin silty clay loam	5.48	6.58%		95
Z1820	Dockery-Quiver silt loams	3.82	4.59%		87
212	Kennebec silt loam	0.37	0.44%		91
WEIGHTED AVERAGE					70.8



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Tract 6 consists of 33.4 surveyed acres m/l located on 408th Avenue & 180th Street. Tract 6 includes a walk-out ranch-style home built in 1993, offering 3 bedrooms, 2 bathrooms, and 1,460 SF of comfortable living space. The property includes an attached garage, two older barns, a 28' x 38' garage/shop, and a well-maintained 40' x 90' pole barn built in 1970, providing excellent storage and workspace options. The acreage sits on a gentle rise overlooking the Nishnabotna River Valley, offering amazing rural views and a private country setting.

The land includes 26.29 FSA cropland acres with an average CSR2 soil rating of 51, currently utilized as pasture—ideal for livestock, hobby farming.

An open house to view the dwelling on Tract 6 will be held on Friday, October 31st, from 2:00 to 6:00 PM. All prospective buyers are required to attend the open house or obtain prior approval from the listing agent before entering the property.

The septic system on Tract 6 will be inspected and brought into compliance prior to closing, with all associated costs for inspection and updates paid by the sellers. The house is serviced by a well. An easement for access to the well, will be provided at closing from the buyer of tract 1.



33.4
Acres M/L

OPEN HOUSE

Friday, October 31st, from 2:00 to 6:00 PM

ADDRESS

1822 408th Avenue, Shenandoah, IA 51601

DIRECTIONS

From Shenandoah, IA: Travel north out of town on Highway 59 for 0.4 miles until reaching 190th Street. Turn left (west) and travel for 1.25 miles until reaching 408th Avenue. Turn right (north) and travel for 0.75 miles. The property will be on your right. Look for the Peoples Company signs.



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AUCTION TERMS & CONDITIONS

Fremont & Page County, IA Land Auction
582.9 Acres M/L
Offered in Six Tracts
Friday, November 21st, 2025 at 10:00 AM

Auction Location:

Elks Lodge
709 S Fremont Street
Shenandoah, IA 51601

Seller: McLaren Family

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 tracts will be sold via Public Auction on Friday, November 21st, 2025, at 10:00 AM at the Elks Lodge in Shenandoah, Iowa. Tracts 1-5 will be offered via the "Buyer's Choice" auction method through a live, in-person auction as well as a virtual, live online auction option. Online bidding will be available as well. With the "Buyer's Choice" auction method, the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased and removed from the auction.

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Tract 1: 154.85 Surveyed Acres M/L
Tract 2: 157.46 Surveyed Acres M/L
Tract 3: 70.89 Surveyed Acres M/L
Tract 4: 82.6 Surveyed Acres M/L
Tract 5: 83.7 Surveyed Acres M/L
Tract 6: 33.4 Surveyed Acres M/L

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.

Financing: The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

Farm Program Information: Farm Program Information is provided by the Fremont & Page 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 Fremont & Page 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 can occur in either December 2025 or in January 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

Possession: Possession of the land will be given at closing, subject to tenants' rights.

Farm Lease: The farm lease is open for the 2026 crop season.

Open Houses: There will be one open house held to view the dwelling on Tract 6. The open house will be held on Friday, October 31st, from 2:00 to 6:00 P.M. Potential Buyer's are not permitted to enter the dwelling without prior approval from the Listing Agent.

Septic System: The septic system on Tract 6 will be inspected and brought into compliance prior to closing, with all associated costs for inspection and updates paid by the sellers.

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.

Surveys: All tracts have been surveyed prior to the auction. No additional surveying or staking will be provided by the Seller.

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. 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 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.

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



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
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