



WAPPELLO COUNTY, IA

SEALED BID AUCTION

Send bids prior to 5:00 p.m. CST on Thursday, November 20, 2025



Listing #18646 | South Webster Street - Ottumwa, IA 52501

MATT ADAMS | 515.423.9235
Matt@PeoplesCompany.com

RILEY SIEREN | 319.591.0111
Riley@PeoplesCompany.com

65.25
Acres M/L

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS



WAPELLO COUNTY, IOWA SEALED BID AUCTION 65.25 +/- Gross Acres

BID SUBMITTAL PROCESS AND DEADLINE:

Sealed Bids, in written or electronic format, for the Property will be due no later than 5:00 P.M. CST, on Thursday, November 20th, 2025, to the following:

Riley Sieren | Peoples Company
219 Westwood Cir | Kalona, Iowa 52247
Riley@PeoplesCompany.com

Sealed Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Listing Agent Riley Sieren by phone at (319) 591.0111 or by email at Riley@PeoplesCompany.com. Handwritten bids, if legible, may be acceptable in the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids can be submitted via mail or email, but must be received by the deadline date to be considered.

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer or enter into negotiations with one or more Bidders. Upon the Seller's acceptance of any bid or offer, the winning Bidder(s) and Seller shall enter into a binding Purchase Agreement to Buy. The Seller shall not be obligated or bound to sell the Property until Seller has entered into a fully executed Purchase Agreement.

AGENCY: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the sales transactions.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Wapello 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 Wapello County FSA and NRCS offices.

EARNEST MONEY PAYMENT: A 10% earnest money payment is required at the time of signing the Purchase Agreement. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held in the Peoples Company Trust Account.

CLOSING: Closing will occur on or before Tuesday, December 30th, 2025. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

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

FARM LEASE: The farm lease has been terminated and will be open for the 2026 cropping season.

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. 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.

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. The 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 the Abstract.





WAPELLO COUNTY

SEALED BID AUCTION

65.25
Acres M/L

Peoples Company is proud to present two tracts of land located within the city limits of Ottumwa, Iowa, to be sold at public auction via Sealed Bid Auction. Bids are due by 5:00 PM on Thursday, November 20th, 2025.

These tracts offer a diverse range of opportunities. Zoned R1-60 (Single-Family Low-Density District), they carry strong potential for future residential development. In addition, the properties are located adjacent to a substation with transmission lines running parallel, creating possible opportunities for future solar energy use.

Together, the tracts feature 57.6 cropland acres carrying a CSR2 rating of 62, making them well-suited for continued use as productive row crop farmland.

Don't miss your chance to acquire a diversified property on the edge of Ottumwa, Iowa, with both agricultural and long-term development potential.

This auction is being conducted as a Sealed Bid Auction: Sealed Bids, in written or electronic format, for the Property will be due no later than 5:00 P.M. CST, on Thursday, November 20th, 2025.

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TRACT 1

62.5

Acres M/L

Tract 1 includes 62.5 acres m/l, with approximately 55.49 FSA cropland acres carrying a CSR2 rating of 61.7. Primary soil types consist of Pershing silt loams, known for their productivity and crop performance. The farm features natural drainage to the southwest.

This tract is zoned as R1-60 District, or Single-Family Low Density District. This type of district is intended to provide for single family residential development. These areas generally include single-family dwellings on moderately sized lots with supporting community facilities and urban services. Contact city development for more information.

Ottumwa City Sewer and City Water both run along South Webster Street.

Land adjoining an electrical substation is always a plus, as solar energy companies often look to properties like this when evaluating sites for future solar development.

The property is located in Section 2 of Center Township, Wapello County, Iowa offering both strong income potential and long-term investment value.



Tillable Soils Map

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
1131B	Pershing silt loam	18.99	34.22%		71
831C2	Pershing silty clay loam	15.88	28.61%		64
13B	Humeston-Vesser-Colo complex	10.57	19.05%		68
594C2	Galland loam	4.63	8.34%		23
1130	Belinda silt loam	4.48	8.07%		48
594D2	Galland loam	0.94	1.69%		19
S792D2	Armstrong loam	0.01	0.02%		9
WEIGHTED AVERAGE					61.7



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TRACT 2

2.75

Acres M/L

Tract 2 includes 2.75 acres m/l, with approximately 2.11 FSA cropland acres carrying a CSR2 rating of 61.2. Primary soil types consist of Pershing silt loams. This tract would make an excellent place for a house with ample room for a large yard, or it could be subdivided into additional lots for future development.

This tract is zoned as R1-60 District, or Single-Family Low Density District. This type of district is intended to provide for single family residential development. These areas generally include single-family dwellings on moderately sized lots with supporting community facilities and urban services. Contact city development for more information.

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Tillable Soils Map					
CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
1131B	Pershing silt loam	0.82	38.86%		71
1130	Belinda silt loam	0.73	34.60%		48
831C2	Pershing silty clay loam	0.56	26.54%		64
WEIGHTED AVERAGE					61.2



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



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18646



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