

LISTING 18648

Calhoun County Iowa

FARMLAND AUCTION

Wednesday, November 19, 2025 at 10:00 AM
Calhoun County Expo Center
Park Road (Located in the County Fair Grounds)
Rockwell City, Iowa 50579

152.80

Acres M/L

Offered in
Two Tracts

MATT ADAMS | 515.423.9235
Matt@PeoplesCompany.com | IA LIC S59699000

 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS

AUCTION TERMS & CONDITIONS

Calhoun County Land Auction

152.80 Acres M/L

Offered as Two Tracts

Wednesday, November 19th, 2025 @ 10:00 AM CST

Seller: The Bevis Family Trust

Representing Attorney: Colin Hendricks | Hendricks Law Office

Auction Location:

Calhoun County Expo Center

Park Road (Located in the County Fair Grounds)

Rockwell City, Iowa 50579

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 Wednesday, November 19th, 2025 at 10:00 AM at the Calhoun County Expo Center in Rockwell City, Iowa. The portfolio will be offered as two individual tracts using the "Buyer's Choice" auction method, whereas the winning bidder may elect to take one or both tracts for their high bid. The "Buyer's Choice" auction will continue until all farmland tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety at the conclusion of the auction. 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.

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 Calhoun 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 Calhoun 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 the Peoples Company Trust Account.

Closing: Closing will occur on or before Tuesday, January 6th, 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.

Farm Lease: Farming rights are available for the 2026 growing season.

CRP Contracts & Payments: Both tracts are subject to Conservation Reserve Program contracts. Seller and any other participants listed in the contracts will assign the CRP contracts to the Buyer(s) as of the Closing Date, and Buyer(s) shall assume all obligations of the CRP contracts. The CRP payment will be prorated to closing by the Calhoun County FSA Office.

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.

Surveys: Surveys will be provided for both Tracts 1 and 2. The surveyed acres will be the multiplier at the auction.

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 descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Abstract.

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

PROPERTY DESCRIPTION

Calhoun County, Iowa Farmland Auction - Mark your calendars for **Wednesday, November 19th, 2025, at 10:00 AM!** Peoples Company is pleased to represent the Bevis Family Trust in the sale of their family farm located north of Rockwell City, Iowa, and just east of Twin Lakes, Iowa. The portfolio consists of 152.80 acres that will be offered as two individual tracts via public auction utilizing the “Buyer’s Choice” auction method. These nearly 100% tillable tracts include 152.33 cropland acres and an average CSR2 soil rating of 86.4, with primary soil types of highly productive Clarion loam, Webster clay loam, and Canisteo clay loam. These tracts are located in Section 6 of Center Township, Calhoun County, Iowa.

Tract 1: 57.85 acres m/l (to be surveyed) with an estimated 57.76 FSA cropland acres and a CSR2 soil rating of 86

Tract 2: 94.95 acres m/l (to be surveyed) with an estimated 94.57 FSA cropland acres and a CSR2 soil rating of 86.6

These tracts are contiguous and have been farmed together in a corn and soybean rotation having been planted north to south. Of the 152.33 cropland acres, 113.47 are in row crop production and carry an average CSR2 soil rating of 87.5. The balance of the cropland acres includes 38.46 acres enrolled in the Conservation Reserve Program (CRP) that expires in September 2027. The average CSR2 soil rating for the CRP acres is 83.1, making them very conducive for row-crop farming, and will be eligible to be farmed once the CRP has expired.

The CRP contract details are listed below:

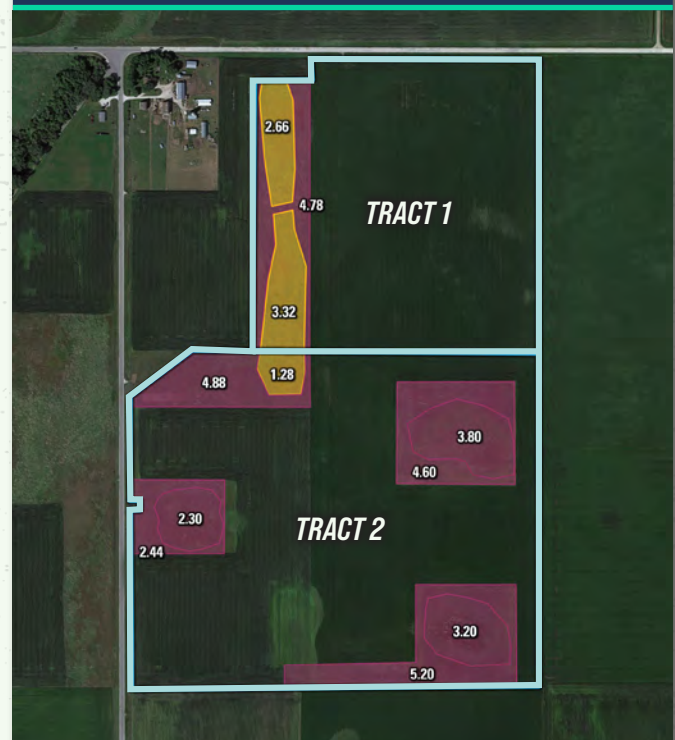
Contract #11519C - 38.46 Acres enrolled in the Farmable Wetlands Program (Practices CP27 & CP28) with an annual payment of \$11,538 (\$300/acre). This contract is set to expire in September 2027. See the individual tracts for more information.

The farm is situated in Drainage District #114 and #65, and County Drainage Tile is located on both tracts, draining water west off the farm, eventually outletting into an open ditch in Section 1, just west of the property. Paved County Highways border the tract boundaries, and the farms are situated just north of U.S. Highway 20 and a mile and a half east of Iowa Highway 4. *If bought separately, Tract 2 will have a driveway installed off County Highway N57 at the Seller’s expense. This proximity to the Iowa Highway system offers quick access to multiple grain marketing options including the Landus Cooperative in Rockwell

City and the Pro Cooperative Manson Elevator in Manson. These high-quality farmland tracts are located in a strong farming community and would make for great add-on tracts to an existing farming operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation. Farming rights are available for the 2026 growing season.

The two tracts will be offered on a price per acre basis via Public Auction and will take place on Wednesday, November 19th, 2025, at 10:00 AM CST at the Calhoun County Expo Center in Rockwell City, Iowa. The farm will be sold as two individual tracts using the “Buyer’s Choice” auction method on a price per acre basis, and the high bidder can take, in any order, one or both tracts for their high bid. “Buyer’s Choice” auctioning will continue until both tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

CRP MAP



CRP ACRES (Contract thru 2027)

7.26 Acres, CP27 Paying \$2,178 Annually (\$300/Acre)



CRP ACRES (Contract thru 2028)

31.20 Acres, CP28 Paying \$9,360 Annually (\$300/Acre)

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TRACT 1 | 57.85 ACRES M/L

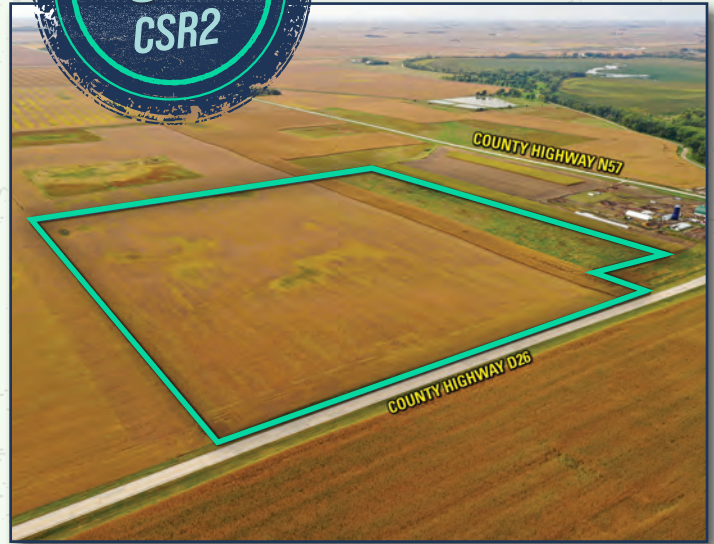
Tract 1 consists of 57.85 acres m/l (to be surveyed) with an estimated 57.76 FSA cropland acres and a CSR2 soil rating of 86. Prominent soil types include Clarion loam, Webster clay loam, and Canisteo clay loam. Of the cropland acres, there are currently 10.76 acres enrolled in the Conservation Reserve Program (CRP). These acres carry an average CSR2 soil rating of 79.3 and would be conducive to farming.

The CRP contract details are listed below:

Contract #11519C - 10.76 Acres enrolled in the Farmable Wetlands Program (Practices CP27 & CP28) with an annual payment of \$3,228 (\$300/acre) This contract is set to expire in September 2027.

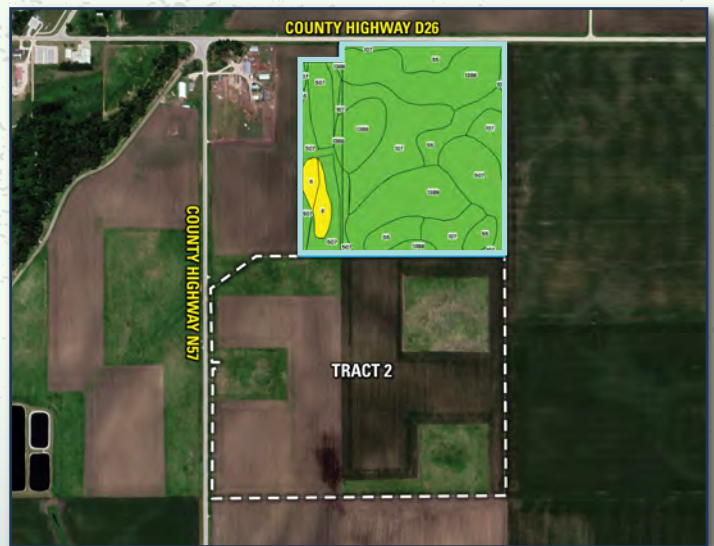
The remaining 47 cropland acres are in a corn and soybean rotation, with majority of the field planted as soybeans for the 2025 growing season. These acres have a CSR2 soil rating of 87.6. Farming rights are available for the 2026 growing season.

Access to the tract is from the north off of paved County Highway D26. Tract 1 sits in Drainage District #114, near the bottom of the district. County Drainage Tile runs through the farm, draining water west off the farm. This tract is located in Section 6 of Center Township, Calhoun County, Iowa.

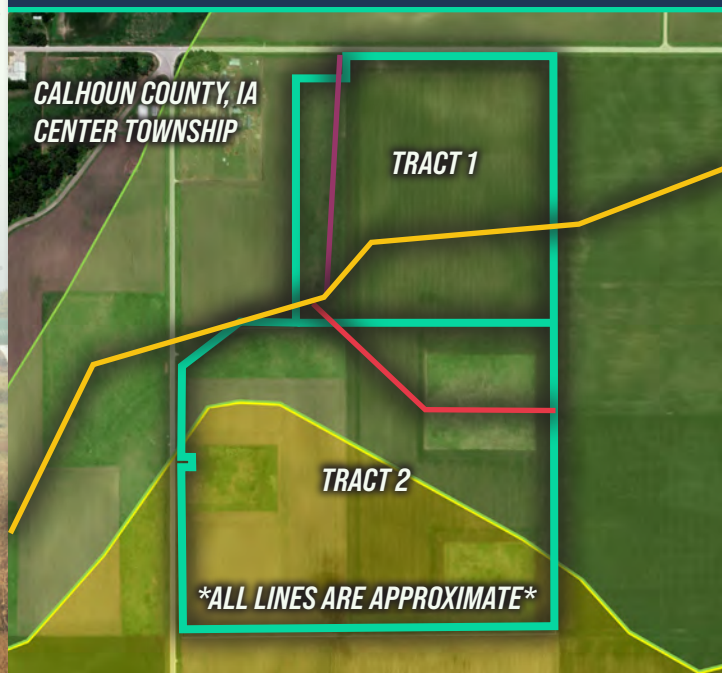


FSA TILLABLE ACRES (Includes CRP)

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
138B	Clarion loam	20.96	36.29%		89
507	Canisteo clay loam	13.63	23.60%		84
107	Webster clay loam	13.03	22.56%		86
55	Nicollet clay loam	7.98	13.82%		89
6	Okoboji silty clay loam	2.16	3.74%		59
WEIGHTED AVERAGE					86



COUNTY DRAINAGE TILE MAP



- 24" - 12" County Tile Main
- 14" County Tile
- 10" - 8" County Tile
- Drainage District 114
- Drainage District 65

*This information is based off of the maps on the Calhoun County Website

TRACT 2 | 94.95 ACRES M/L

86.6
CSR2

Tract 2 consists of 94.95 acres m/l [to be surveyed] with an estimated 94.57 FSA cropland acres and a CSR2 soil rating of 86.6. Prominent soil types include Clarion loam, Webster clay loam, and Canisteo clay loam. Of the cropland acres, there are approximately 27.70 acres enrolled in the Conservation Reserve Program (CRP). These acres carry an average CSR2 soil rating of 84.6 and would be conducive to farming.

The CRP contract details are listed below:

Contract #11519C - 27.70 Acres enrolled in the Farmable Wetlands Program (Practices CP27 & CP28) with an annual payment of \$8,310 (\$300/acre) this contract is set to expire in September 2027.

The balance of the tract consists of 66.87 cropland acres currently in a corn and soybean rotation. These acres have a CSR2 soil rating of 87.5. For the 2025 growing season, the west half of the farm was planted to corn and the east half was planted to soybeans. Farming rights are available for the 2026 growing season.

The notch in the western boundary of the tract is owned by the neighbor to the north and that property's well is located on that parcel. An additional 0.06 acres were included in the original CRP acres for this tract, but will not be included once the acres are reconstituted with a new buyer. The CRP acres are the best estimate of Peoples Company.

Tract 2 lies within both Drainage District #144 and #65. County Drainage Tile is located on the tract, draining water northwest off the farm into a County Main that outlets into an open ditch in the adjoining Section. If bought separately, a driveway will be installed along the western boundary of the farm at the Seller's expense. The Calhoun County engineer office has been contacted and confirmed a driveway can be installed in various locations off County Highway N57.



FSA TILLABLE ACRES (Includes CRP)

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
138B	Clarion loam	35.14	37.16%		89
107	Webster clay loam	22.43	23.72%		86
507	Canisteo clay loam	18.54	19.61%		84
55	Nicollet clay loam	14.47	15.30%		89
138C	Clarion loam	2.18	2.30%		84
6	Okoboji silty clay loam	1.81	1.91%		59
WEIGHTED AVERAGE					86.6



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.

12119 Stratford Drive
Clive, IA 50325



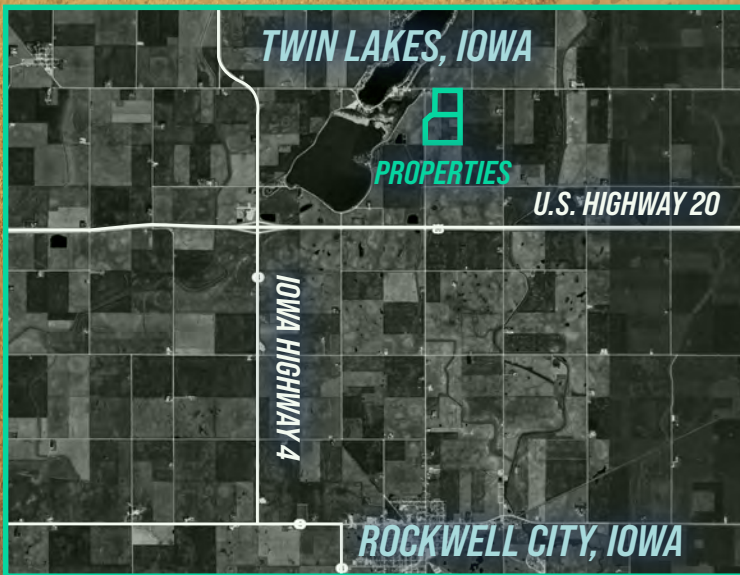
PeoplesCompany.com
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SCAN TO VIEW THIS
AUCTION ONLINE!

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Calhoun County Iowa



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