

71.50 ACRES M/L

LISTING



#18663

ORR FAMILY FARMLAND AUCTION

★ WASHINGTON COUNTY, IOWA ★

FRIDAY, DECEMBER 5, 2025
10:00 AM

WEST CHESTER SCHOOL
508 MAIN STREET | WEST CHESTER, IA 52359

Riley Sieren | IA LIC S66739000
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319.330.9735

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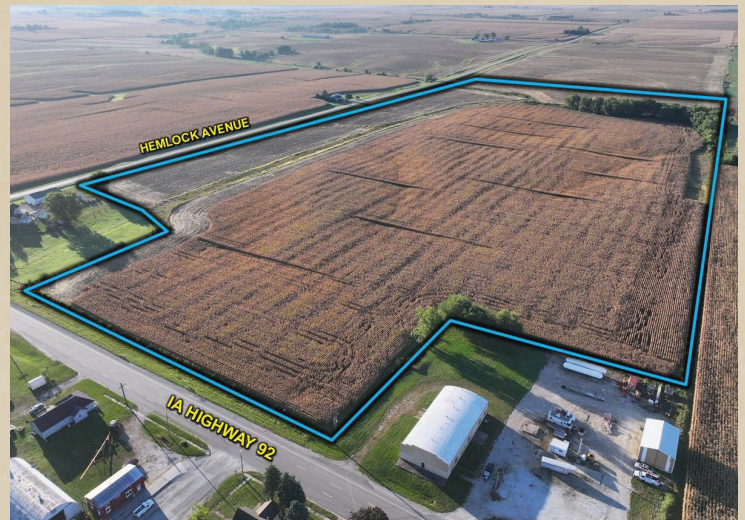
Mark your calendars for Friday, December 5th, 2025! Peoples Company is proud to present 71.5 acres m/l located on the edge of West Chester, Iowa, in Washington County. The public auction will be held at 10:00 AM at the West Chester School, with live and online bidding options available.

This highly productive farm includes 64.09 tillable acres m/l carrying an impressive CSR2 of 72.4. The farm lease has been terminated and will be open for the 2026 cropping season. Significant improvements were completed in 2020, including extensive tile and terrace work, making this property a top producer.

With frontage along both paved IA Highway 92 and Hemlock Avenue, this tract offers excellent accessibility and versatility. It would make an outstanding building site for a home or business with highway visibility and rural appeal in a tightly held area.

Located in Section 6 of Franklin Township, Washington County, Iowa, this property represents a great opportunity for a variety of buyers, whether you're looking to expand your existing operation, acquire a manageable and efficient tract as a beginning farmer, or invest in high-quality farmland in a strong agricultural region. The farm's prime location provides convenient access to multiple grain marketing facilities throughout the area.

Don't miss this rare opportunity to purchase a well-maintained, high-producing farm in the heart of Washington County, IA.



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.



TILLABLE SOILS



DESCRIPTION	ACRES	% OF FIELD	IA CSR2
● Otley silty clay loam	11.18	17.45%	88
● Otley silty clay loam	10.90	17.01%	74
● Mahaska silty clay loam	10.23	15.96%	94
● Colo-Zook silty clay loams	8.52	13.30%	68
● Nira silty clay loam	7.10	11.08%	81
● Clarinda silty clay loam	6.80	10.61%	33
● Clarinda silty clay loam	3.53	5.51%	8
● Otley silty clay loam	2.45	3.82%	91
● Otley silty clay loam	1.69	2.64%	82
● Taintor silty clay loam	1.13	1.76%	83

IA CSR2: 72.4

AUCTION DETAILS AND TERMS

Representing Attorney: Phil Parsons - Bordwell & Parsons, PLC

Auction Location:
West Chester School
508 Main Street
West Chester, IA 52359

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at 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.

Auction Method: The farmland tract will be sold on a per-acre basis as a single tract and offered through the "Traditional Auction Method". This auction can also be viewed through a Virtual Online Auction option with online bidding available.

Farm Program Information: Farm Program Information is provided by the Washington 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 Washington 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 or check or wire transfer. All funds will be held in the Peoples Company Trust Account.

Closing: Closing will occur on or before Wednesday, January 21st, 2026. 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.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

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. 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.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18663



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

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WEST CHESTER SCHOOL | 508 MAIN STREET | WEST CHESTER, IA 52359



DIRECTIONS TO PROPERTY

From West Chester, IA, go to the east side of town on IA Highway 92. The farm will be located on the south side of IA Highway 92 and the west side of Hemlock Avenue. Look for signs.

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