

FARMLAND AUCTION

159.76

ACRES M/L

Offered in Two Separate Tracts

CERRO GORDO COUNTY
IOWA

THURSDAY, JANUARY 29, 2026 | 10:00 AM

ROCKWELL COMMUNITY CENTER | 114 3RD STREET N | ROCKWELL, IOWA 50469

CHASE DUESENBERG | 641.529.0562
IA LIC S65470000 | Chase@PeoplesCompany.com

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

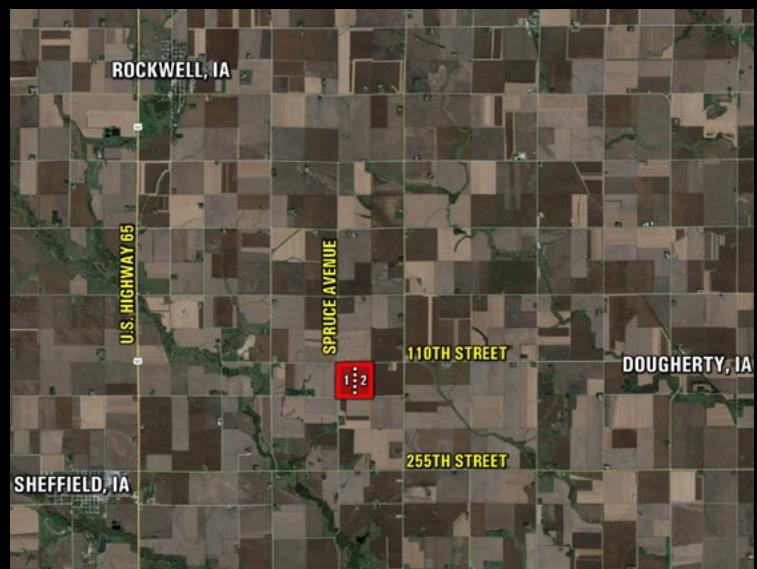
FARMLAND AUCTION

LISTING #18806

Peoples Company is pleased to offer 159.76 acres m/l of high-quality farmland located northeast of Sheffield, Iowa, or just southeast of Rockwell, Iowa. The farm will be sold in two individual tracts using the Buyer's Choice Auction Method, with the auction beginning at 10:00 AM at the Rockwell Community Center.

These productive tracts are situated in a strong agricultural area and present an excellent opportunity to expand an existing operation, provide an entry point for a beginning farmer, or serve as a solid farmland investment. The farms offer convenient access to U.S. Highway 65 and are located near multiple grain marketing outlets. All cropland acres are designated NHEL (Non-Highly Erodible Land) and are leased for the 2026 crop season. Both tracts are located in Section 31 of Dougherty Township, Cerro Gordo County, Iowa.

The farms will be offered via a live Public Auction that will take place at 10:00 AM CST on Thursday, January 29th, 2026, at the Rockwell Community Center, 114 3rd Street N, Rockwell, Iowa. The land 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 after the auction. This auction can also be viewed through the Peoples Company mobile bidding app, and online bidding will be available.



TRACT 1: 79.76 ACRES M/L WITH 75.36 ESTIMATED FSA CROPLAND ACRES; CSR2 OF 82.6.

TRACT 2: 80 ACRES M/L WITH 78.92 ESTIMATED FSA CROPLAND ACRES; CSR2 OF 83.

CONTACT

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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.



SCAN THE QR CODE TO VIEW THIS AUCTION ONLINE



TRACT ONE

SPRUCE AVENUE & 110TH STREET, SHEFFIELD, IA 50475



Tract 1 consists of 79.76 acres m/l, with an estimated 75.36 FSA cropland acres and an excellent CSR2 of 82.6. The tract features some of Iowa's premier soil types, including Clyde silty clay loam and Readlyn silt loam. The farmland acres are classified as NHEL (Non-Highly Erodible Land), and some private tile has been installed (contact agent for additional details).

The farm offers convenient access to U.S. Highway 65 and is well-positioned near multiple competing grain marketing outlets. Tract 1 is leased for the 2026 crop year, and the successful bidder will receive 100% of the 2026 cash rent income (contact agent for lease details). The property is located in Section 31 of Dougherty Township, Cerro Gordo County, Iowa.

Farm Details

FSA Cropland Acres: 75.36

Net Taxes: \$2,644.00

CSR2: 82.6

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
84	Clyde silty clay loam	19.92	26.43%	88	
399	Readlyn silt loam	9.58	12.72%	91	
611	Rossfield variant silty clay loam	9.19	12.20%	92	
551	Calamine Silty clay loam	9.13	12.12%	55	
507	Canisteo clay loam	8.23	10.93%	84	
613B	Rossfield silt loam	7.31	9.70%	85	
174B	Bolan loam	5.29	7.02%	64	
198B	Floyd loam	4.31	5.72%	89	
83B	Kenyon loam	2.38	3.16%	90	

Weighted Average 82.6



Directions

From Sheffield, Iowa: Head east out of town until reaching US Highway 65. Turn left (North) on US Highway 65 for just over a mile until reaching 105th Street. Turn right (east) on 105th Street for three miles, and the tracts will be on the left (north) side of the road marked with Peoples Company signs.

From Rockwell, Iowa: Head west out of town until reaching US Highway 65. Turn left (south) on US Highway 65 for five miles until reaching 105th Street. Turn left (east) on 105th Street for three miles, and the tracts will be on the left (north) side of the road marked with Peoples Company signs.



TRACT TWO

110TH STREET, SHEFFIELD, IA 50475



Tract 2 consists of 80 acres m/l, with an estimated 78.92 FSA cropland acres and an excellent CSR2 of 83. The tract features some of Iowa's premier soil types, including Clyde silty clay loam and Floyd loam. The farmland acres are classified as NHEL (Non-Highly Erodible Land), and some private tile has been installed (contact agent for additional details).

The farm offers convenient access to U.S. Highway 65 and is well-positioned near multiple competing grain marketing outlets. Tract 2 is leased for the 2026 crop year, and the successful bidder will receive 100% of the 2026 cash rent income (contact agent for lease details). The property is located in Section 31 of Dougherty Township, Cerro Gordo County, Iowa.

Farm Details

FSA Cropland Acres: 78.92

Net Taxes: \$2,740.00

CSR2: 83

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
84	Clyde silty clay loam	37.80	47.90%	88	
198B	Floyd loam	24.82	36.01%	89	
175B	Dickinson fine sandy loam	8.60	10.90%	50	
175	Dickinson fine sandy loam	1.84	2.33%	55	
507	Canisteo clay loam	1.09	1.38%	84	
173	Hooperston fine sandy loam	0.95	1.20%	55	
83B	Kenyon loam	0.22	0.28%	90	
Weighted Average 83.0					



Directions

From Sheffield, Iowa: Head east out of town until reaching US Highway 65. Turn left (North) on US Highway 65 for just over a mile until reaching 105th Street. Turn right (east) on 105th Street for three miles, and the tracts will be on the left (north) side of the road marked with Peoples Company signs.

From Rockwell, Iowa: Head west out of town until reaching US Highway 65. Turn left (south) on US Highway 65 for five miles until reaching 105th Street. Turn left (east) on 105th Street for three miles, and the tracts will be on the left (north) side of the road marked with Peoples Company signs.

AUCTION DATE

THURSDAY, JANUARY 29

2026 AT 10:00 AM CST

AUCTION LOCATION
ROCKWELL COMMUNITY CENTER
114 3RD STREET N
ROCKWELL, IOWA 50469

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 that they are representing themselves in completing the auction sales transaction.

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: Tracts 1 & 2 will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take, in any order, one or both tracts for their high bid. The "Buyer's Choice Auction Method" will continue until both tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Tract 1: 79.76 Acres M/L

Tract 2: 80 Acres M/L

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.

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 Cerro Gordo 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 Cerro Gordo County FSA and NRCS offices.

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

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 check or wire transfer. All funds will be held in Peoples Company's Trust Account.

Closing: Closing will occur on or before Thursday, March 5th, 2026. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

Farm Lease: Tract 1 & Tract 2 are leased for the 2026 crop season. Contact Agent for details.

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's Trust Account the required earnest money payment. The Seller will provide a current abstract at their expense. The Sale is not contingent upon Buyer financing.

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.

Survey: The boundary line between Tract 1 and Tract 2 will be staked before the Auction. No additional surveying or staking will be provided by the Seller.

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 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



Listing #18806
PeoplesCompany.com

JANUARY 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

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159.76 ACRES M/L

OFFERED IN TWO SEPARATE TRACTS

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