

Online Only Auction Cattle Facility Available

LAND | HOME | LIVESTOCK BUILDINGS | TILLABLE | PASTURE

Bidding Ends Thursday, June 25th, 2026 at 2:00 PM CDT



78.5 ACRES M/L

Open Houses

Sunday, June 7, from 12:00 to 2:00 PM

Wednesday, June 17, from 4:00 to 6:00 PM

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

Peoples Company is proud to present the former Limerock Ranch, a 78.5-acre m/l cattle and livestock property, for sale via online only auction. Located at 3251 Brandon Diagonal Boulevard, this well-improved farm offers a complete, move-in-ready cattle operation paired with an efficient and private rural residence. Positioned just a quarter mile off the blacktop and one mile from I-380, the property provides quick access to Waterloo in approximately 20 minutes and Cedar Rapids in about 25 minutes, all while maintaining the quiet charm of small-town Iowa. Its location makes it ideal for a new or expanding livestock operation, an equestrian setup, or a picturesque hobby farm within close reach of major metropolitan areas.

The 4-bedroom, 2-bath berm home, built in 1998, is thoughtfully tucked into a hillside and surrounded by timber, offering both privacy and natural energy efficiency. The residence features an open kitchen and living area, in-floor heat, a wood burner, a no-step entry, and an attached two-car garage. The bathrooms were remodeled in 2015, and a new water heater was installed in 2023. Outside, the home is complemented by a large vegetable garden, landscaped flower beds, and a decorative pond, creating a peaceful and functional rural living environment.

The farm's livestock infrastructure is extensive and exceptionally well-maintained. Improvements include a 28' x 96' open-front cattle shed constructed in 2017, 96' x 105' concrete cattle yards, a 93' x 150' bunker silo, 8,000-gallon liquid feed storage tanks, six Cobett waterers, and well-designed paddocked pastures with excellent fencing throughout. A heated shop with office space and a lofted living area adds valuable versatility for farm operations or additional workspace. The entire building site and paddock area sits in a beautiful secluded valley that helps reduce the effects of wind and elements.

The farm includes approximately 52.29 FSA-certified tillable acres with an average CSR2 of 77. The primary soil type is Kenyon loam, which carries a CSR2 rating of 90 and is known for its exceptional productivity. The tillable acres were recently pattern tiled, significantly enhancing drainage and improving feed production potential for the operation. Consistent manure application across the property has contributed to strong soil fertility and long-term productivity.

Located within the Independence Community School District, with nearby options in Vinton, Center Point, and La Porte City, this property offers both convenience and rural tranquility. It is well suited for cattle producers, hobby farmers, equestrian buyers, or anyone seeking efficient country living with easy access to surrounding cities. Opportunities to purchase a fully operational cattle facility requiring no additional improvements are increasingly rare, making this property a standout offering in today's market.

* *RL Fleckvieh Limerock Ranch has relocated. The business name, cattle, and equipment are not available with the property.

Online Only Auction *Cattle Facility Available*



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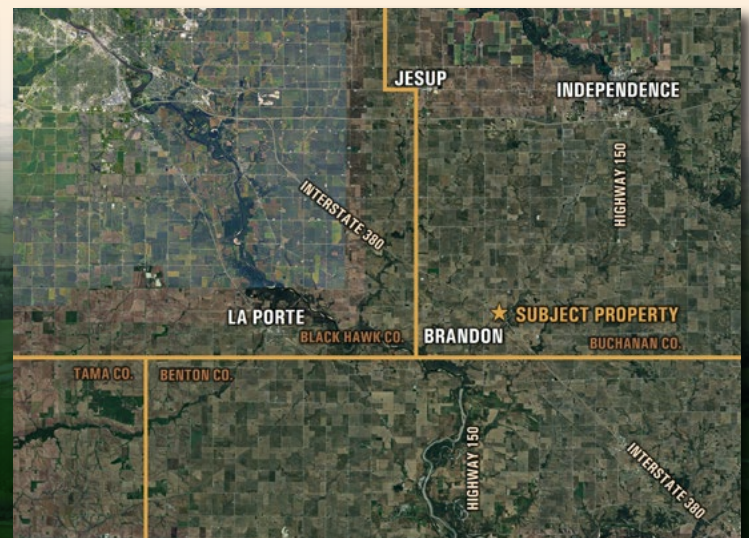


STYLE: 1 STORY BERMED
ZONING: AG, AG DWELLING
BEDROOMS: 4
FULL BATHROOMS: 2
YEAR BUILT: 1998
LIVING AREA SQUARE FEET: 1770



Directions

From Brandon: Travel east on Main Street for half a mile. Turn north onto Brandon Diagonal Boulevard and travel for 0.4 miles. The property will be on the north side of the road.



This farm will be offered through an ONLINE ONLY auction. Bidding is currently LIVE and will remain open until Thursday, June 25th, 2026, at 2:00 PM Central Time Zone (CDT). If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing agent.



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LISTING ONLINE!

Online Only Auction Cattle Facility Available

Auction Details & Terms

Buchanan County, Iowa Online-Only Cattle Facility & Farmland Auction

78.5 Acres M/L

Offered as One Tract

Bidding Ends: Thursday, June 25th, 2026, at 2:00 PM

Open Houses:

Sunday, June 7, from 12:00 to 2:00 PM CDT

Wednesday, June 17, from 4:00 to 6:00 PM CDT

Seller: Randy & Jennifer Lehman

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.

Offering Buchanan County, Iowa, land through a TIMED ONLINE ONLY auction, where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Thursday, June 25th, 2026, at 2:00 PM Central Time Zone (CDT), with closing taking place on or before Thursday, August 6th, 2026. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours prior to the close of the auction for approval to bid. The Seller has the right to accept or reject any and all bids. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

Auction Method: The farm will be offered via Online-Only Auction and will be sold on a whole dollar amount.

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

Farm Program Information: Farm Program Information is provided by the Buchanan 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 Buchanan 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 Roberts & Eddy, PC Trust Account.

Closing: Closing will occur on or before Thursday, August 6th, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer. Closing will be facilitated by Roberts & Eddy, PC in Independence.

Possession: Possession of the home, buildings, and pasture will be given at closing. Possession of the cropland will be given immediately after the crop is harvested.

Farm Lease: The farm is owner-operated for the 2026 growing season. The Buyer/Winning Bidder will receive the equivalent of a second half rent payment at closing in the amount of \$150. Possession of the cropland will be given immediately after the crop is harvested.

Contract & Title: Immediately upon 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.

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, it 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. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made 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.

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

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