

# Kirke C. Quinn Estate FARMLAND AUCTION

Newton, Iowa

**271.75** ACRES  
M/L

**Jasper County, Iowa**

**OFFERED IN FOUR TRACTS**

**THURSDAY, FEB. 26, 2026 AT 10:00 AM CST**

NEWTON ARBORETUM - KRUMM CENTER | 3030 NORTH 4TH AVENUE EAST | NEWTON, IOWA

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# Kirke C. Quinn Estate FARMLAND AUCTION

## Offering Four Jasper County, Iowa Tracts

**Jasper County, Iowa Farmland Auction – Mark your calendars for Thursday, February 26th, 2026, at 10:00 AM CST!** Peoples Company is pleased to represent the Kirke C. Quinn Estate in the sale of 271.75 m/l acres (to be surveyed) in Jasper County, Iowa. The farm consists of four very productive, tillable farmland tracts with excellent yield history, located northeast of Newton, Iowa in Jasper County, Iowa.

**Tract 1:** 77.35 acres m/l (to be surveyed) | 74.87 FSA cropland acres m/l | CSR2 soil rating of 87.3

**Tract 2:** 32.59 acres m/l (to be surveyed) | 27.47 FSA cropland acres m/l | CSR2 soil rating of 89.5

**Tract 3:** 72.85 acres m/l (to be surveyed) | 70.76 FSA cropland acres m/l | CSR2 soil rating of 83.4

**Tract 4:** 88.96 acres m/l (to be surveyed) | 80.04 FSA cropland acres m/l | CSR2 soil rating of 77.1

Tract acres and Total acres are currently in the process of being surveyed. Exact surveyed acres will be updated and reported once the surveys have been completed.\*\*

As a whole, the farm consists of 253.14 FSA cropland acres with 247.49 acres currently in row crop production with excellent yield history. The remainder of the 5.65 FSA cropland acres are enrolled in the Conservation Reserve Program (CRP). The prominent soil types on the farms include highly productive Colo silty clay loam, Tama clay loam, and Nevin silty clay loam. The farm boasts an average CSR2 soil rating of 83.5, well above the Jasper County average CSR2 soil rating of 68.5. These high-quality tracts would make great add-ons to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.

### **Yield History Data:**

Tracts 1, 2, & 3 (Grouped as a farming unit)

Corn Approved Yield: 256 bu/acre

Bean Approved Yield: 69 bu/acre

\*See individual tracts for APH yield information

### **CRP Contract Details:**

**Tract 2:** 1.40 acres enrolled in CP21 (grass filter strips) | Contract expires 9/30/33 | \$300.00 Rental Rate per Acre | Tract Annual Payment \$420

**Tract 3:** 2.10 acres enrolled in CP21 (grass filter strips) | Contract expires 9/30/33 | \$300.00 Rental Rate per Acre | Tract Annual Payment \$630

**Tract 4:** 2.15 acres enrolled in CP21 (grass filter strips) | Contract expires 9/30/33 | \$300.00 Rental Rate per Acre | Tract Annual Payment \$645

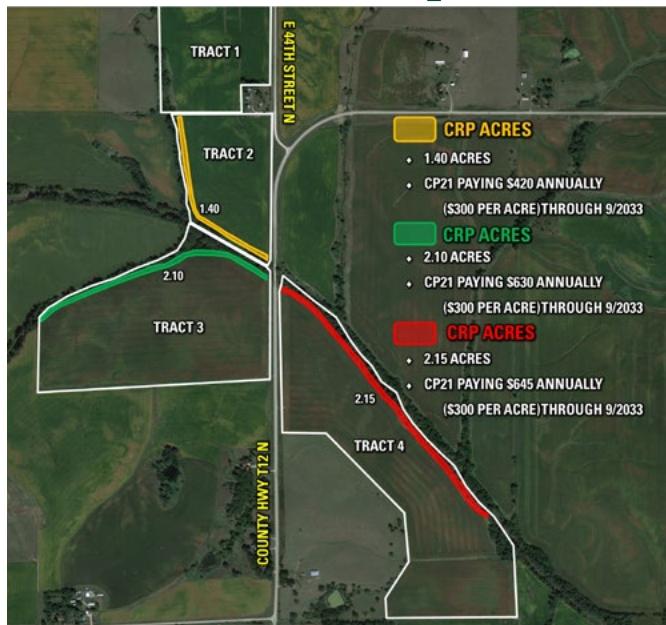
The four tracts will be offered on a price-per-acre basis using the “Buyer’s Choice” Auction Method, where the high bidder can take, in any order, any or all tracts for their high bid.

### **Tract 4**

Corn Approved Yield: 243 bu/acre

Bean Approved Yield: 66 bu/acre

### **CRP Map**



# Auction Details & Terms

**The Kirke C. Quinn Estate****271.75 acres m/l (To Be Surveyed)****253.14 FSA Cropland Acres, 247.49 Acres in Row Crop Production,  
5.65 CRP Acres****Offered as Four Tracts****Thursday, February 26th, 2026, at 10:00 AM CST****Seller:** The Kirke C. Quinn Estate**Auction Location:**

Newton Arboretum - Krumm Center  
3030 North 4th Avenue East  
Newton, Iowa 50208

**Tract 1:** 77.35 acres m/l (to be surveyed) with an estimated 74.87 FSA cropland acres m/l carrying an average CSR2 soil rating of 87.3**Tract 2:** 32.59 acres m/l (to be surveyed) with an estimated 27.47 FSA cropland acres m/l carrying an average CSR2 soil rating of 89.5**Tract 3:** 72.85 acres m/l (to be surveyed) with 70.76 FSA cropland acres m/l carrying an average CSR2 soil rating of 83.4**Tract 4:** 88.96 acres m/l (to be surveyed) with 80.04 FSA cropland acres m/l carrying an average CSR2 soil rating of 77.1

**\*\*Tract acres and Total acres are currently in the process of being surveyed. Exact surveyed acres will be updated and reported once the surveys have been completed.\*\***

**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 Thursday, February 26th, 2026, at 10:00 AM at the Newton Arboretum in Newton, Iowa. All tracts will be offered on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, any or all tracts for their high bid. The "Buyer's Choice" auction will continue until all 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.

**Closing:** Closing will occur on or before Wednesday, April 15th, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

**CRP Payments:** CRP payments will be prorated to the day of closing.

**Farm Program Information:** Farm Program Information is provided by the Jasper 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 Jasper 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.

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

**Farm Lease:** The farm lease has been terminated, and farming rights are open for the 2026 growing season.

**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.

**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.**

# Tract 01 | 77.35 Acres M/L in Jasper County, Iowa

CROP YIELDS		
Tract 1 - 3 (Grouped as a Farming Unit)		
Year	Corn (APH)	Soybeans (APH)
2016	230	64
2017	230	59
2018	238	68
2019	235	53
2020	177	54
2021	242	70
2022	240	70
2023	255	75
2024	267	67
2025	210	75
Average Yield	234.4	65.5
Approved APH Yields	256	69



**Tract 1** consists of 77.35 acres m/l (to be surveyed) with an estimated 74.87 FSA cropland acres. The tillable acres boast an average CSR2 soil rating of 87.3, well above the Jasper County average CSR2 soil rating of 68.5 and have excellent production history. This tract carries primary soil types of Tama silty clay loam, Judson silty clay loam, and Ackmore-Colo complex with the cropland acres classified as HEL (Highly Erodible Land). Tract 1 adjoins Tract 2 and they have previously been farmed together. Access is from the east off East 44th Street North. Located in Section 36 of Malaka Township, Jasper County, Iowa.



## Tillable Soils Map

Code	Description	Acres	% of field	IA CSR2
120C2	Tama silty clay loam	37.76	50.43 %	87
120B	Tama silty clay loam	17.05	22.77 %	95
8B	Judson silty clay loam	13.55	18.10 %	84
5B	Ackmore-Colo complex	6.08	8.12 %	77
120D2	Tama silty clay loam	0.38	0.51 %	62
24E2	Shelby loam	0.05	0.07 %	37

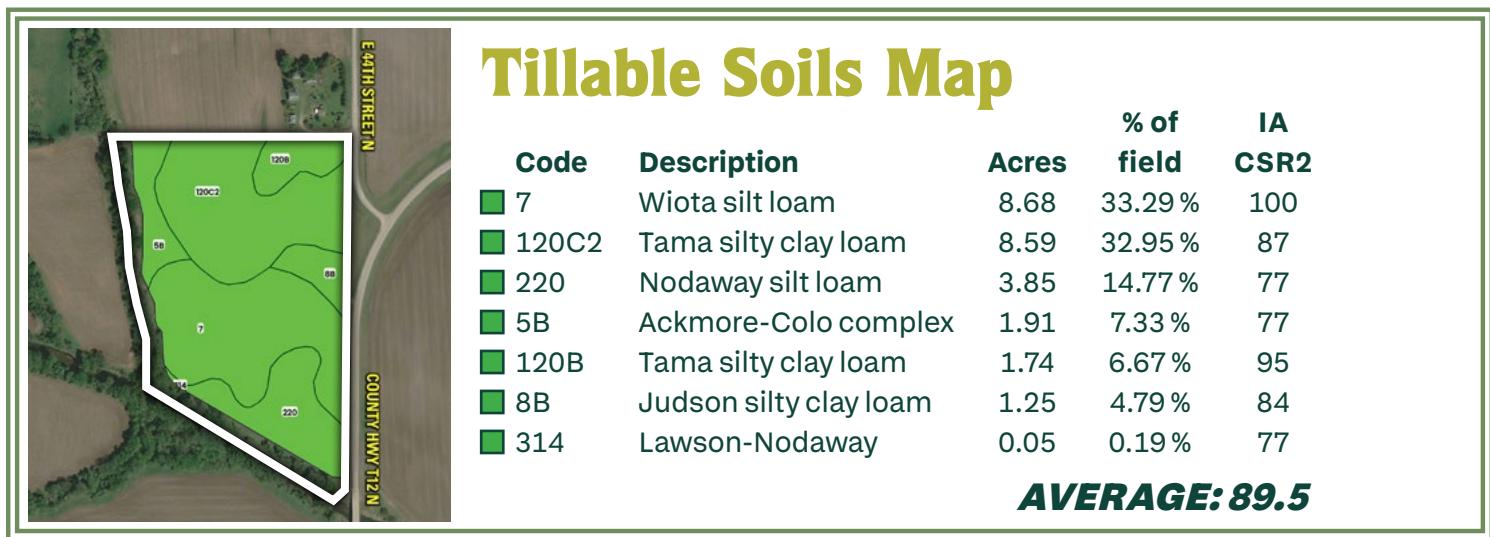
**AVERAGE: 87.3**

# Tract 02 | 32.59 Acres M/L in Jasper County, Iowa



CROP YIELDS Tract 1 - 3 (Grouped as a Farming Unit)		
Year	Corn (APH)	Soybeans (APH)
2016	230	64
2017	230	59
2018	238	68
2019	235	53
2020	177	54
2021	242	70
2022	240	70
2023	255	75
2024	267	67
2025	210	75
Average Yield	234.4	65.5
Approved APH Yields	256	69

**Tract 2** consists of 32.59 acres m/l (to be surveyed) with an estimated 27.47 total FSA cropland acres, of which 26.07 FSA cropland acres are currently in row crop production with excellent production history. The tillable acres boast an average CSR2 soil rating of 89.5, well above the Jasper County average CSR2 soil rating of 68.5. This tract carries primary soil types of Tama silty clay loam, Wioma silt loam, and Nodaway silt loam with the cropland acres classified as HEL (Highly Erodible Land). The remaining 1.40 FSA cropland acres are enrolled in CRP. Additionally, a 24' x 53' hay shed built in 1967 is included on the tract. Access is from the east off paved County Highway T12 North. Located in Section 1 of Newton Township, Jasper County, Iowa.



# Tract 03 | 72.85 Acres M/L in Jasper County, Iowa

CROP YIELDS Tract 1 - 3 (Grouped as a Farming Unit)		
Year	Corn (APH)	Soybeans (APH)
2016	230	64
2017	230	59
2018	238	68
2019	235	53
2020	177	54
2021	242	70
2022	240	70
2023	255	75
2024	267	67
2025	210	75
Average Yield	234.4	65.5
Approved APH Yields	256	69



**Tract 3** consists of 72.85 acres m/l (to be surveyed) with 70.76 total FSA cropland acres, of which 68.66 FSA cropland acres are currently in row crop production with excellent production history. The tillable acres boast an average CSR2 soil rating of 83.4, well above the Jasper County average CSR2 soil rating of 68.5. This tract carries primary soil types of Colo silty clay loam, Nevin silty clay loam, and Nodaway silt loam with the cropland acres classified as NHEL (Non-Highly Erodible Land). The remaining 2.10 FSA cropland acres are enrolled in CRP. Access is from the east off of paved County Highway T12 North. Located in Section 1 of Newton Township, Jasper County, Iowa.



## Tillable Soils Map

Code	Description	Acres	% of field	IA CSR2
133	Colo silty clay loam	37.85	55.13 %	78
88	Nevin silty clay loam	20.24	29.48 %	92
220	Nod away silty clay loam	5.11	7.45%	77
7	Wiota silt loam	4.05	5.90 %	100
8C	Judson silty clay loam	1.40	2.04%	79

**AVERAGE: 83.4**

# Tract 04 | 88.96 Acres M/L in Jasper County, Iowa



**Tract 4** consists of 88.96 acres m/l (to be surveyed) with 80.04 total FSA cropland acres, of which 77.89 FSA cropland acres are currently in row crop production with excellent production history. The tillable acres boast an average CSR2 soil rating of 77.1, well above the Jasper County average CSR2 soil rating of 68.5. This tract carries primary soil types of Tama silty clay loam, Judson silty clay loam, and Ackmore-Colo complex with the cropland acres classified as NHEL (Non-Highly Erodible Land). The remaining 2.15 FSA cropland acres are enrolled in CRP. Access is from the west off of paved County Highway T12 North. Located in Section 6 of Kellogg Township, Jasper County, Iowa.

## Tillable Soils Map



Code	Description	Acres	% of field	IA CSR2
133	Colo silty clay loam	57.24	73.49 %	78
54	Zook silty clay loam	5.74	7.36 %	60
8C	Judson silty clay loam	4.03	5.17 %	79
M162C2	Downs silt loam	3.60	4.62 %	82
5B	Ackmore-Colo complex	2.47	3.18 %	77
8B	Judson silty clay loam	2.45	3.15 %	84
453	Tuskeego silt loam	2.29	2.95 %	81
179E2	Gara loam	0.06	0.08 %	26

**AVERAGE: 77.1**

1108 S. 44th Street, Suite 102  
Cumming, IA 50061



PeoplesCompany.com  
Listing #18815



SCAN TO VIEW THIS  
LISTING ONLINE!

# Kirke C. Quinn Estate FARMLAND AUCTION

Newton, Iowa



## Directions

From the northeast corner of Newton, Iowa: Travel east on North 19th Avenue East for 1.5 miles until reaching County Highway T12 East. Turn left (north) on County Highway T12 East and travel north for 3.5 miles. Tracts 2, 3, and 4 will be located along County Highway T12 East. Tract 1 will be located off of East 44th Street North. Look for the Peoples Company signage.

**THURSDAY, FEB. 26, 2026 AT 10:00 AM CST**

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