

ONLINE-ONLY LAND AUCTION

BIDDING IS CURRENTLY LIVE AND WILL REMAIN OPEN UNTIL
THURSDAY, FEBRUARY 19TH, 2026, AT 1:00 PM CST.

WARREN COUNTY



INDIANOLA, IOWA

156.85 SURVEYED ACRES
OFFERED IN TWO INDIVIDUAL TRACTS

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WARREN COUNTY, IOWA ONLINE-ONLY LAND AUCTION!

Peoples Company is pleased to present 156.85 surveyed acres in two individual tracts, with both tracts located northeast of Milo, Iowa. Tract 1 is located in Section 32 of Union Township, and Tract 2 is located in Section 5 of Belmont Township.

Bidding is currently LIVE and will remain open until Thursday, February 19th, 2026, at 1:00 PM CST. Tracts 1 and 2 will be offered individually on a price-per-acre basis. This land auction can be viewed through our Virtual Online Auction platform with online bidding via the Peoples Company website. If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing agents.

Tract 1: 67.38 surveyed acres with approximately 64.10 FSA tillable acres carrying a CSR2 of 70.6.

Tract 2: 89.47 surveyed acres with approximately 78.72 FSA tillable acres carrying a CSR2 of 57.6

This property offers a unique blend of productive row-crop acres, quality pasture, and the possibility of country living. Offered as two individual tracts, buyers will have the flexibility to purchase the tract or tracts that best fit their needs. Farming rights are available for the 2026 growing season.



DIRECTIONS

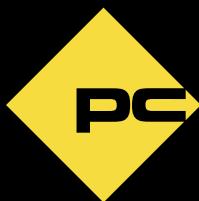
From Indianola, Iowa: Head east out of town on State Highway 92 for approximately 7.5 miles to 210th Avenue. Turn right (south) onto 210th Avenue and continue south for 2.75 miles. The property will be to the right (west). Look for the Peoples Company sign.

From Milo, Iowa: Head east out of town on County Highway G58 and continue east for two miles to 210th Avenue. Turn left onto 210th Avenue and continue north for 2.5 miles. The property will be to the west (left). Look for the Peoples Company sign.

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TRACT 1 consists of 67.38 surveyed acres with approximately 64.1 FSA tillable acres carrying a CSR2 of 70.6. The primary soil type is the highly productive Sharpsburg Silty Clay Loam, which has a CSR2 of 91. The balance of the tract consists of pasture acres, grass strip waterways, and productive row crop acres. This property features a nice opportunity to add value by removing the fences and adding more acres to production. The tillable acres were left unplanted for the 2025 crop year but are fully ready for 2026 production. Contact listing agents for more details. The fencing on the farm is offered in "As Is/Where Is" condition and the new owner will have the opportunity to remove, add, or improve fencing at their own expense while following Iowa Ag Fencing laws. Please reference the listing photos for current fence mapping.

Access to the farm is from the east off 210th Avenue, and there is an established driveway in place. Farming rights are open for the 2026 growing season. The farm is located just 4.75 miles northeast of Milo, Iowa, in Section 32 of Union Township.

ESTIMATED NET TAXES OF \$1,432



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
370B	Sharpsburg silty clay loam	19.56	30.52 %	91
370C2	Sharpsburg silty clay loam	14.60	22.78 %	80
Y93D2	Shelby-Adair clay loams	7.43	11.59 %	35
Y69C2	Clearfield silty clay loam	7.13	11.12 %	56
822D2	Lamoni silty clay loam	5.71	8.91 %	10
368	Macksburg silty clay loam	4.52	7.05 %	93
368B	Macksburg silty clay loam	4.39	6.85 %	89

**70.6
AVERAGE**

TRACT 2 consists of 89.47 surveyed acres m/l with approximately 78.72 FSA tillable acres carrying a CSR2 of 57.6. The primary soil type is the highly productive Sharpsburg Silty Clay Loam, which has a CSR2 of 80. The balance of the tract consists of pasture acres, grass strip waterways, and productive row crop acres. This property features a nice opportunity to add value by removing the fences and adding more acres to production. The tillable acres were left unplanted for the 2025 crop year but are fully ready for 2026 production. Contact listing agents for more details.

The fencing on the farm is offered in "As Is/Where Is" condition, and the new owner will have the opportunity to remove, add, or improve fencing at their own expense while following Iowa Ag Fencing laws. Please reference the listing photos for current fence mapping.

Access to the farm is from the east off 210th Avenue, and there is an established driveway in place. Farming rights are open for the 2026 growing season. The farm is located just 4.75 miles northeast of Milo, Iowa, in Section 5 of Belmont Township.

ESTIMATED NET TAXES OF \$1,933

TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
370C2	Sharpsburg silty clay loam	20.76	26.38 %	80
185E2	Bauer silt loam	15.99	20.32 %	8
370B	Sharpsburg silty clay loam	13.05	16.58 %	91
Y428B	Ely silty clay loam	9.93	12.62 %	88
822D2	Lamoni silty clay loam	5.44	6.91 %	10
54	Zook silty clay loam	5.05	6.42 %	67
185D2	Bauer silt loam	4.45	5.65 %	15
Y69C2	Clearfield silty clay loam	4.04	5.13 %	56

**57.6
AVERAGE**



12119 Stratford Drive
Clive, IA 50325



SCAN THE QR CODE
FOR MORE INFO!


PeoplesCompany.com
Listing #18832

ONLINE-ONLY LAND AUCTION

AUCTION DETAILS & TERMS

Warren County, Iowa Land Auction

156.85 Acres M/L

Offered as Two Individual Tracts

Bidding Ends: Thursday, February 19th, 2026, at 1:00 P.M.

ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS. The Bidding is currently LIVE and remains open until 1:00 PM on Thursday, February 19th, 2026!

How to Bid: Open the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction, click REGISTER TO BID. From there, you will need to create a bidder account. Once that is created, you can bid on any of our Online Auctions.

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders will be accessing this auction online 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.

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

Co-Brokers: Participating brokers must register the client 24 hours before the Auction date by filling out our Broker Registration Form.

Auction Method: This property will be offered as two individual tracts, through a TIMED ONLINE-ONLY auction. All bidding must be done online through Peoples Company's bidding application. Bids for Tracts 1 & 2 will be on a price-per-acre basis. Bidding is currently open, and all tracts will be auctioned off simultaneously. 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 before the auction date. 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.

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 Warren 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 Warren 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 a check or a wire transfer. All funds will be held in the Peoples Company Trust Account.

Closing: Closing will occur on or about March 25th, 2026. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Possession: Possession will be granted at closing.

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

Hunting Lease: The hunting leases have been terminated, and the hunting rights are open for the 2026 hunting season.

Survey & Staking: Tracts 1 & 2 will be surveyed prior to closing. If Tracts 1 & 2 sell separately, the seller will pay to stake the boundary between the tracts. No additional surveying or staking will be provided by the seller.

Mineral Rights: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on all tracts. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

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 the required earnest money payment. 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 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.

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. 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 Auction Company.

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 during 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.