

SEALED BID FARMLAND AUCTION

SCRANTON, IOWA

GREENE COUNTY

LISTING #18837

80 ACRES M/L

BIDS ARE DUE BEFORE 4:00 PM (CST) ON
THURSDAY, FEBRUARY 12TH, 2026

MATT ADAMS | 515.423.9235

Matt@PeoplesCompany.com | IA LIC S59699000



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High Quality Greene County, Iowa Farmland Offered for Sale through the Sealed Bid Auction Method

Peoples Company is pleased to represent the beneficiaries of the Beverly L. Hoyt Revocable Trust in the sale of their 80-acre farm located southwest of Scranton, Iowa, locally known as the 'Slocum Farm.' The farmland will be offered through a Sealed Bid Auction with all bids for the property due before 4:00 PM (CST) on Thursday, February 12th, 2026. Bidders will have a single opportunity to bid on this farmland and a live auction will not follow the Sealed Bid Auction. Please contact Listing Agent for the Bid Submission Form.

The farm consists of 76.69 FSA NHEL cropland acres and a CSR2 soil rating of 88.1, well above the Greene County, Iowa average CSR2 soil rating of 78.3. Prominent soil types include highly-productive Nicollet loam, Clarion loam, and Webster clay loam. A wetland determination completed in 2009 determined 75.99 of the acres to be Non-Wetland, indicating that drainage improvements can be made on the property. The remaining 0.70 cropland acres have not had a wetland determination done.

This tract is centrally located between Jefferson, Carroll, and Coon Rapids, Iowa, offering multiple grain marketing options. The farm lies three miles west of Iowa Highway 25, allowing quick access to the Iowa Highway system. The farm lease has been terminated and farming rights are available for the 2026 growing season. Located in Section 32 of Scranton Township, Greene County, Iowa, and southeast of the intersection of 270th Street and B Avenue.

Net Taxes: \$3,354.00



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
● L55	Nicollet loam	35.14	45.83 %	91
● L138B2	Clarion loam	17.88	23.32 %	85
● L107	Webster clay loam	10.32	13.46 %	88
● L507	Canisteo clay loam	9.37	12.22 %	87
● L138C2	Clarion loam	3.24	4.23 %	83
● 6	Okoboji silty clay loam	0.65	0.85 %	59
● 48	Knoke mucly silty loam	0.08	0.10 %	56

AVERAGE: 88.1

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AUCTION DETAILS & TERMS

Sealed Bid Submittal Process & Deadline: Sealed Bids, in written or electronic format, for the Property will be due no later than 4:00 P.M. CST, on Thursday, February 12th, 2026, to the following:

Matt Adams
Peoples Company
12119 Stratford Drive
Clive, IA 50325
Matt@PeoplesCompany.com

Sealed Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Listing Agent Matt Adams by phone at (515) 423.9235 or by email at Matt@PeoplesCompany.com. Handwritten bids, if legible, may be acceptable in the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids can be submitted via mail or email, but must be received by the deadline date in order to be considered.

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer, enter into negotiations with one or more Bidders, or withdraw the Property from market without notice. Upon the Seller's acceptance of any bid or offer, the winning Bidder and Seller shall enter into a binding Purchase Agreement. The Seller shall not be obligated or bound to sell the Property until Seller has entered into a fully executed, definitive Purchase Agreement.

Seller: The Beverly L. Hoyt Revocable Trust

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 Greene 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 Greene 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.

Closing: Closing will occur on or before Friday, March 13, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

Possession: Possession of the land will be given at closing.

Farm Lease: The 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, 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 will be 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 bid day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. 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 description in the marketing material should not be used in legal documents. Full legal description will be taken from the Abstract.

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





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
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SCAN THE QR CODE
TO VIEW THIS LISTING
ONLINE!

SEALED BID AUCTION

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DIRECTIONS

From Scranton, Iowa: Head south on Iowa Highway 25 for 4 miles. Then, turn right (west) onto 270th Street and continue for 3 miles. The farm will be on the left (south) side of the road at the intersection of 270th Street and B Avenue. Look for Peoples Company signage.

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