

300 ACRES M/L

GREENE COUNTY

ONLINE ONLY FARMLAND AUCTION

TRACT 1: 63.80 ACRES M/L

TRACT 2: 156.20 ACRES M/L

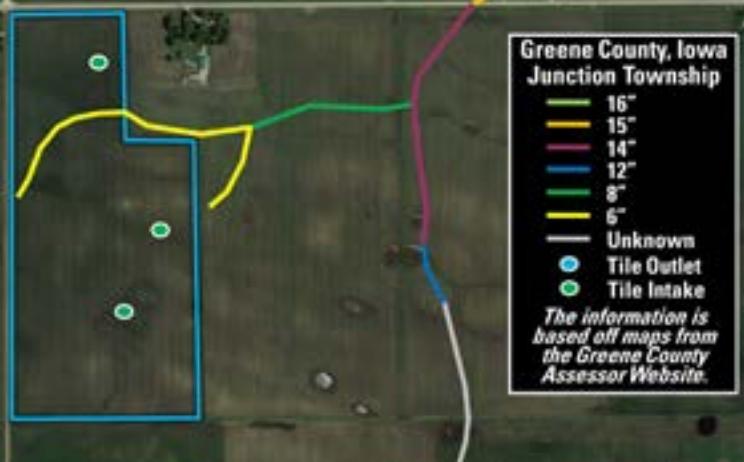
TRACT 3: 80 ACRES M/L

BIDDING IS CURRENTLY LIVE AND WILL REMAIN OPEN UNTIL
WEDNESDAY, FEBRUARY 18TH, 2026 AT 4:00 PM (CST)

MATT ADAMS | 515.423.9235

Matt@PeoplesCompany.com | IA LIC S59699000

TILE MAP



These three tracts will be offered through an **ONLY** auction. Bidding is currently **LIVE** and will remain open until **Wednesday, February 18th, 2026 at 4:00 PM** Central Time Zone (CST). If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing agent.



SCAN THE QR CODE TO THE LEFT WITH YOUR PHONE CAMERA TO VIEW THIS LISTING ONLINE!

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TRACT 1 - 63.80 ACRES M/L



Tract 1 consists of 63.80 acres m/l located southwest of Grand Junction, Iowa. The farm includes 62.12 FSA NHEL cropland acres and a CSR2 soil rating of 78.7. Prominent soil types include Canistee clay loam and Nicollet loam with over 65% of the farm carrying a CSR2 soil rating of 83 or higher.

Private and county drainage tile is located on the tract. A private 6" tile line lies on the north half of the farm and connects to a 6" county tile line at the property boundary, draining water east off the farm. Three drainage intakes are located on the farm, suggesting additional private tile has been installed. Drainage District #122 borders the farm to the east, and water eventually outlets into an open ditch in the section just north of the tract.

The farm is leased for the 2026 growing season and the Buyer(s) will receive the 2026 rental income, with payments due in the spring after closing and on September 1, 2026. Yield history is available upon request, contact the listing agent for more information.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
● L507	Canistee clay loam	11.85	19.07 %	87
● L55	Nicollet loam	9.03	14.53 %	91
● L138B2	Clarion loam	7.98	12.84 %	85
● 90	Okoboji mucky silt loam	7.95	12.80 %	56
● L107	Webster clay loam	7.01	11.28 %	88
● 6	Okoboji silty clay loam	5.14	8.27 %	59
● L95	Harps clay loam	4.75	7.65 %	75
● L138B	Clarion loam	2.69	4.33 %	88
● L138C2	Clarion loam	2.48	3.99 %	83
● 4	Knoke silty clay loam	2.07	3.33 %	56
● 508	Calcouta silty clay loam	1.18	1.90 %	68

AVERAGE: 78.7

Greene County, Iowa Online Only Farmland Auction - Wednesday February 18th, 2026! Peoples Company is pleased to be representing the Rowles Family in the sale their family's 300 acres m/l. Offered as three individual tracts, these farms are located northwest and southwest of Grand Junction, Iowa in Sections 7, 20, and 29 of Junction Township, Greene County, Iowa. Tract sizes range from 63.80 acres to 156.20 acres and would make for great add-on tracts to an existing farming operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation.

Tract 1: 63.80 acres m/l with 62.12 FSA cropland acres and a CSR2 soil rating of 78.7

Tract 2: 156.20 acres m/l an estimated 149.55 FSA cropland acres and a CSR2 soil rating of 61

Tract 3: 80 acres m/l with 79.35 FSA cropland acres enrolled in the Conservation Reserve Program (CRP) with an annual payment of \$18,340

These tracts are located in a strong farming community with several grain marketing options located nearby, including the Louis Dreyfus ethanol plant located within four miles of each tract. The farms are leased for the 2026 growing season and the Buyer(s) will receive the 2026 rent payments. The payments will be made this spring after closing and on September 1, 2026. Yield history is available upon request, contact the listing agent for more information. The farms lie on or near paved roads, offering quick access to the Iowa Highway system and nearby grain marketing outlets.

TRACT 2 - 156.20 ACRES M/L



Tract 2 consists of 156.20 acres m/l located northwest of Grand Junction, Iowa. The farm includes approximately 149.55 FSA NHEL cropland acres and a CSR2 soil rating of 61. Iowa Highway 144 runs along the eastern border of the tract, offering easy access to local grain markets. The tract sits just across the road from the Louis Dreyfus ethanol plant.

An open drainage ditch associated with Drainage District 169 cuts through the eastern half of the tract, with water flowing south off the farm. There are three drainage tile intakes located on the tract, suggesting drainage tile is present. Two Sukup grain bins built in 2012 are on the tract and each hold 15,000+ bushels. The west bin has a dryer and stirator system that will be included. There is a liquid propane tank on the bin site that will not transfer with the property and will be removed in the spring. Additionally, a 25 foot access easement will be given by the adjoining acreage owner along the east side of the drainage ditch.

The farm is leased for the 2026 growing season and the Buyer(s) will receive all of the 2026 farmland and grain bin rental income, with payments due in the spring after closing and on September 1, 2026. Yield history is available upon request, contact the listing agent for more information.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
● 658	Mayer loam	70.42	47.09 %	54
● 135	Coland clay loam	21.08	14.10 %	76
● 203	Cylinder loam	19.10	12.77 %	58
● 259	Biscay clay loam	15.90	10.63 %	52
● L507	Canisteo clay loam	7.55	5.05 %	87
● 733	Calco silty clay loam	5.81	3.88 %	78
● 879	Fostoria loam	2.74	1.83 %	94
● 878B	Ocheyedan loam	2.31	1.54 %	88
● 4	Knoke silty clay loam	1.69	1.13 %	56
● 28B	Dickman sandy loam	1.43	0.96 %	20

AVERAGE: 61

DIRECTIONS

Tract 1: From Grand Junction, Iowa: Head south out of town on Iowa Highway 144 for half a mile. Then, turn right (west) onto County Highway E53 / 230th Street and go for 2 miles. The farm will be on the left (south) side of the road.

Tract 2: From Grand Junction, Iowa: Head north out of town on Iowa Highway 144 for approximately 2 miles. The farm will be on the left (west) side of the road.

Tract 3: From Grand Junction, Iowa: Head north out of town on Iowa Highway 144 for approximately 2 miles. Then, turn left (west) onto 200th Street and go for 1 mile. Next, turn right (north) onto T Avenue and go for half a mile. The farm will be on the right (east) side of the road.



TRACT 3 - 80 ACRES M/L

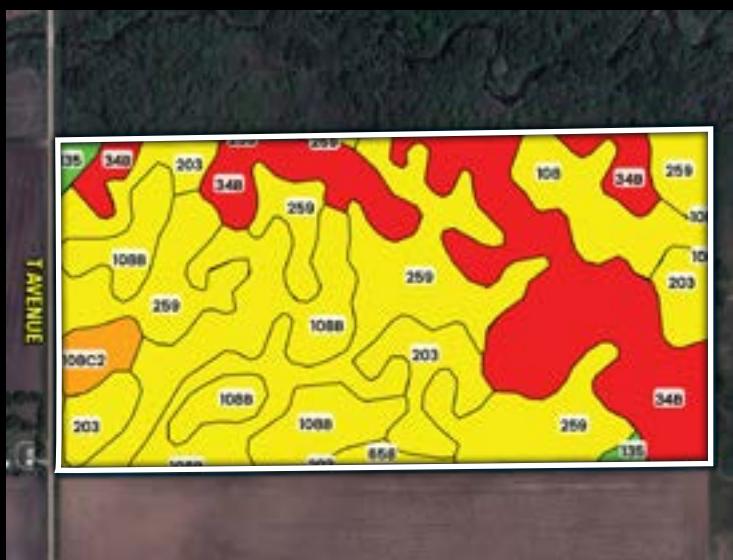


Tract 3 consists of 80 acres m/l with 79.35 FSA cropland acres that are currently enrolled in the Conservation Reserve Program (CRP) under the State Acres for Wildlife Enhancement (SAFE) initiative, focusing on Rare and Declining Habitat and Iowa Prairie Restoration for grassland songbirds.

CRP Contract Details:

Contract #11983 - 79.35 Acres enrolled in the SAFE - Iowa Gaining Ground (CP38E-25) with an annual payment of \$18,340 (\$231.13/Acre). This contract is set to expire in September 2032.

*Note on the CRP Contract: The Beneficiaries have not made a decision on the CRP contracts, and the successful bidder would have the optionality to either continue the CRP contract or choose to discontinue the farm's enrollment in CRP. Upon signing of the Purchase Agreement, the winning bidder will let the family know how they would like to proceed with the CRP contracts.



The East Burrick Creek flows just north of the property and provides a water source to local wildlife, bringing recreational opportunities to the tract.

CRP SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
● 259	Biscay clay loam	25.49	32.12 %	52
● 34B	Estherville sandy loam	21.16	26.67 %	27
● 108B	Wadena loam	15.40	19.41 %	52
● 203	Cylinder loam	9.20	11.59 %	58
● 108	Wadena loam	4.72	5.95 %	56
● 108C2	Wadena loam	1.70	2.14 %	44
● 135	Coland clay loam	0.93	1.17 %	76
● 658	Mayer loam	0.74	0.93 %	54
● 5041	Orthents	0.01	0.01 %	5

AVERAGE: 46.4

AUCTION DETAILS & TERMS

Greene County, Iowa Timed Online Only Auction

300 Acres M/L

Offered as Three Individual Tracts

Bidding Ends: Wednesday, February 18th, 2026, at 4:00 PM

The Bidding is currently LIVE

Seller: The Rowles Family

Offering three tracts of Greene County, Iowa farmland 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 Wednesday, February 18th, 2026, at 4:00 PM Central Time Zone (CST) with closing taking place on or before Friday, April 3rd, 2026. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the 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.

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.

ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

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.

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 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 Greene County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required upon conclusion 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.

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

Farm Lease: The farm is leased for the 2026 growing season. The Buyer will receive all of the 2026 farm rent.

CRP Contracts & Payments: The Beneficiaries have not made a decision on the CRP contracts, and the successful bidder would have the optionality to either continue the CRP contract or choose to discontinue the farm's enrollment in CRP. Upon signing of the Purchase Agreement, the winning bidder will let the family know how they would like to proceed with the CRP contracts.

Closing: Closing will occur on or about Friday, April 3rd, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

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. 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: Buyer willfully acknowledges that they have performed their due diligence before bidding on this tract and 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, which can accept or reject any and all bids. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics may vary from the figures stated within the marketing material. Buyers 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.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18838



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