



# Marshall County, Iowa

# 157.82

ACRES M/L

**BIDDING IS CURRENTLY LIVE**

**Bidding Ends: Thursday, March 5, 2026, | 1:00 PM CST!**

**Andrew Zellmer | 712.898.5913**  
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**Matt Adams | 515.423.9235**  
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# Marshall County, Iowa Online Only Farmland Auction Bidding Ends Thursday, March 5, 2026 at 1:00 PM



Peoples Company is pleased to be representing the sale of the 157.82 acres m/l near Marshalltown, Iowa in Sections 34 & 35 of Timber Creek Township. The farm consists of 137.40 FSA cropland acres m/l with primary soil types of Killduff silty clay loam and Tama silty clay loam, carrying a CSR2 rating of 69.4. This farm is located in a strong farming area and would make for a great add-on unit to an existing farm operation or an investment-grade quality land purchase. The farm lease has been terminated, and the farming rights are open for the 2026 crop season.

The farm is located directly on paved, State Highway 14 offering exceptional access for grain marketing opportunities as well as build site potential within 4 miles of Marshalltown, Iowa. Alliant Energy electric and IRUA rural water are available onsite.

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## AUCTION DETAILS & TERMS

**The Bidding is LIVE and remains open until 1:00 PM on Thursday, March 5, 2026!**

**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 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:** Offering Marshall 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 Thursday, March 5th, 2026, at 1:00 PM Central Time Zone (CST), with closing taking place on or before Monday, April 20th, 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 before the close of the auction. If you are unable to bid online, accommodations can

be made to participate in the auction by contacting the Listing Agent. 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.

**Farm Program Information:** Farm Program Information is provided by the Marshall 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 Marshall 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 with Rutherford & Bidwell Law Office Trust Account.

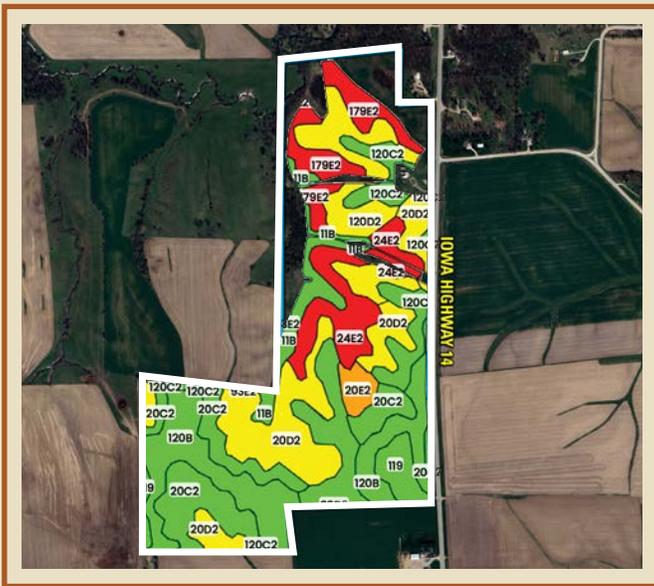
**Closing:** Closing will occur on or before Monday, April 20th, 2026, with Rutherford & Bidwell Law Office. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

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

# 157.82 Acres M/L



State Highway 14 & 275th Street, Marshalltown, IA 50158



Legend	Code	Soil Description	Acres	% of Field	CSR2
	20D2	Killduff silty clay loam	25.18	18.33%	55
	120B	Tama silty clay loam	22.97	16.72%	95
	120C2	Tama silty clay loam	18.56	13.51%	87
	20C2	Killduff silty clay loam	18.37	13.37%	81
	24E2	Shelby loam	12.20	8.88%	37
	179E2	Gara loam	9.57	6.97%	26
	120D2	Tama silty clay loam	7.37	5.36%	62
	11B	Colo-Ely complex	6.99	5.09%	86
	M162D2	Downs silt loam	6.38	4.64%	57
	119	Muscataine silty clay loam	5.00	3.64%	100
	20E2	Killduff silty clay loam	2.74	1.99%	44
	20D3	Killduff silty clay loam	1.50	1.09%	51
	M162D	Downs silt loam	0.48	0.35%	60
	93E2	Shelby-Adair complex	0.04	0.03%	31
	220	Nodaway silt loam	0.03	0.02%	77
<b>Average:</b>					<b>69.3</b>

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

**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 the Property. 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 Rutherford & Bidwell Law Office the required earnest money payment. 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. 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. 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. This auction is with reserve.

**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.**



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



PeoplesCompany.com  
Listing #19029



**Marshall County, Iowa**

**157.82**

**ACRES M/L**

### DIRECTIONS

From Marshalltown, Iowa: Drive south on State Highway 14 for approximately 3.5 miles. The farm will be located on the west side of State Highway 14. Look for the Peoples Company signage.



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