

CARROLL
COUNTY, IOWA

Online Only
FARMLAND AUCTION

**38.23
ACRES M/L**

**Bidding is currently LIVE and will
remain open until Wednesday,
February 25, 2026, at 4:00 PM (CST)**

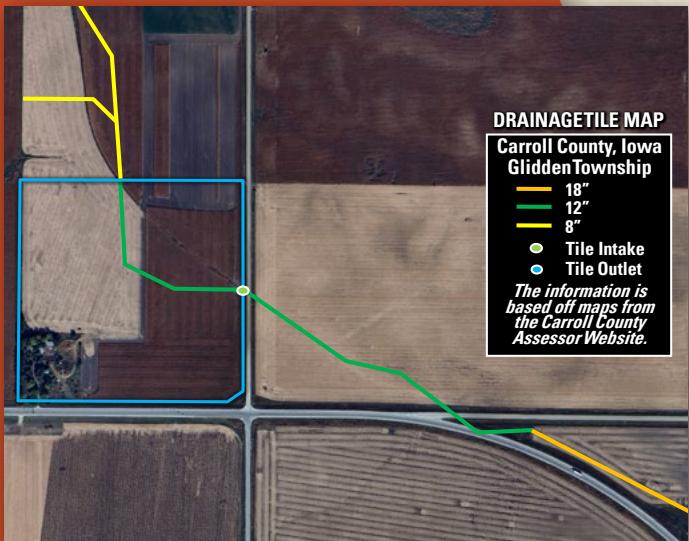


Listing #19046

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 **PEOPLES
COMPANY**
INTEGRATED LAND SOLUTIONS



Carroll County, Iowa Online Only Farmland Auction

Mark your calendars for Wednesday, February 25th, 2026! Peoples Company is pleased to represent the Lucht Family in the sale of their family farm located 4 miles east of Glidden, Iowa and 1 mile northwest of Ralston, Iowa along paved U.S. Highway 30. The farm includes highly productive cropland and a building site in the southwest corner of the farm.

This affordable farmland tract consists of 38.23 total acres more or less and has 33 FSA NHEL (Non Highly Erodible Land) cropland acres with a CSR2 soil rating of 84. Prominent soil types include highly productive Canistee clay loam, Harps clay loam, and Nicollet loam. County drainage tile is located on the tract, with a 12" main running through the northeast corner of the tract. Water on the farm drains to the east, eventually outletting into an open ditch one mile east of the farm in Section 25 of Glidden Township.

An existing building site of approximately 3.37 acres is located on the southwest corner of the tract and includes a single-family home built in the early 1900's. The house has approximately 1,560 sq. ft. of living area and a smaller 240 sq. ft. porch. The acreage site has the same high-quality soils as the rest of the farmland and offers an opportunity for a Buyer to convert the building site to farmland/tillable acres or for a building site or acreage located on US Hwy 30. Farming rights are available for the 2026 growing season and possession will be given at closing, giving the Buyer the ability to farm immediately.

- A water well is located on the property and a Well Water Test was completed by the Owner to confirm the quality / safety of the water. Please contact the Listing Agent for a copy of the Well Water Test.
- The property is being sold "Where Is, As Is" and the Owner/s are exempt from having to complete the Time of Transfer Septic Inspection prior to the property transfer. The Owner/s do not plan to have the current wastewater system inspected and will transfer the property to the Buyer / Winning Bidder as is. *Please note that if a Buyer/s elect to inspect, replace or repair the septic system, it will be at the sole expense and responsibility of the Buyer / Winning Bidder with the outcome not serving as a contingency to the purchase.*
- Please note that there is personal property, equipment and debris located on the property and any remaining items on the farm at closing will become the ownership and responsibility of the new Buyer/s. Items included but not limited to: personal property and debris in the house, metal and steel debris, equipment and pieces of. Contact the listing agent for more information.

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PeoplesCompany.com

38.23 ACRES M/L

TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF	IA
L507	Canistee clay loam	12.68	38.41 %	87
L95	Harps clay loam	7.57	22.93 %	75
L55	Nicollet loam	7.35	22.27 %	91
L107	Webster clay loam	3.91	11.84 %	88
203	Cylinder loam	1.38	4.18 %	58
L138B	Clarion loam	0.12	0.36 %	88

AVERAGE: 84



AUCTION DETAILS & TERMS

Carroll County, Iowa Online-Only Farmland Auction

38.23 Acres M/L

Offered as One Tract

Bidding Ends: Wednesday, February 25th, 2026, at 4:00 PM

Seller: The Lucht Family

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.

Offering Carroll 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 25th, 2026, at 4:00 PM Central Time Zone (CST) with closing taking place on or before Tuesday, April 14th, 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.

Auction Method: The farm will be offered via Online-Only Auction and will be sold on a per-acre basis.

Farm Program Information: Farm Program Information is provided by the Carroll 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 Carroll County FSA and NRCS offices.

Possession: Possession of the land will be given At Closing.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order 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.

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 Peoples Company's Trust Account.

Closing: Closing will occur on or before Tuesday, April 14th, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Farm Lease: Farming rights for the 2026 cropping year are available.

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.

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. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made 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 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 abstract.

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

12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #19046



SCAN THE QR CODE
FOR MORE INFO!

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DIRECTIONS

From Glidden, Iowa: Head east on U.S. Highway 30 for 3.75 miles. The property will be on the left (north) side of the road. Look for Peoples Company signage.

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