

LISTING #19054



# IOWA

## *Marshall County*

— FIVE TRACTS —

223.69  
*Acres M/L*

>>>•<<< ONLINE ONLY AUCTION >>>•<<<

BIDDING ENDS TUESDAY, MARCH 3, 2026, AT 1:00 PM CST

MATT ADAMS IA LIC S59699000

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# ONLINE ONLY AUCTION



## BIDDING ENDS TUESDAY, MARCH 3, 2026, AT 1:00 PM CST

BIDDING IS CURRENTLY LIVE! Peoples Company is pleased to present 223.69 acres m/l of productive farmland with building site potential in Southeast Marshall County, Iowa along the State Highway 14 corridor. The sale consists of five productive, tillable farmland tracts located south of Marshalltown, Iowa.

TRACT 1: 79.46 ACRES M/L WITH 75.60 FSA CROPLAND ACRES M/L CARRYING AN AVERAGE CSR2 SOIL RATING OF 73.5

TRACT 2: 13.45 ACRES M/L WITH 13.69 FSA CROPLAND ACRES M/L CARRYING AN AVERAGE CSR2 SOIL RATING OF 85.4

TRACT 3: 36.13 ACRES M/L WITH 33.70 FSA CROPLAND ACRES M/L CARRYING AN AVERAGE CSR2 SOIL RATING OF 60.7

TRACT 4: 40.00 ACRES M/L WITH 35.28 FSA CROPLAND ACRES M/L CARRYING AN AVERAGE CSR2 SOIL RATING OF 51.1

TRACT 5: 54.65 ACRES M/L WITH 54.20 FSA CROPLAND ACRES M/L CARRYING AN AVERAGE CSR2 SOIL RATING OF 63.7

As a whole, the farm consists of 212.17 FSA cropland acres with prominent soil types of productive Killduff silty clay loam, Tama silty clay loam, Ackmore-Colo complex, Downs silt loam, and Shelby loam. These high-quality tracts would make great add-ons to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. This is a rare opportunity to own productive tracts in a strong farming area.

The five tracts will be offered on a price-per-acre basis using a Timed Online Only Auction with bidding ending on Tuesday, March 3, 2026, at 1:00 PM CST. If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing agent.

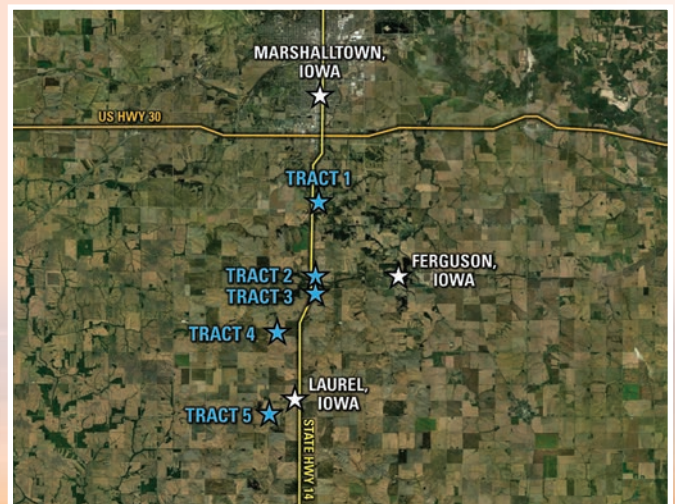
### *Listing Agents*

**MATT ADAMS** IA LIC S59699000

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**IOWA**  
*Marshall County*  
— FIVE TRACTS —

LISTING #19054  
 **PEOPLES**  
COMPANY  
INTEGRATED LAND SOLUTIONS



# TRACT *One*

— 79.46 ACRES M/L —

AVERAGE CSR2: 73.5

Tract 1 consists of 79.46 surveyed acres with 75.60 FSA cropland acres. The tillable acres boast an average CSR2 soil rating of 73.5 and primary soil types of Kilduff silty clay loam, Tama silty clay loam, and Colo-Ely complex with the cropland acres classified as HEL (Highly Erodible Land). Access is from the west off paved State Highway 14. Located in Section 35 of Timber Creek Township, Marshall County, Iowa.

STATE HIGHWAY 14 / 275TH STREET  
MARSHALLTOWN, IA 50158



## Tillable Soils

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
20D2	Kilduff silty clay loam	24.03	31.79%	55	Yellow
120C2	Tama silty clay loam	20.66	27.33%	87	Green
11B	Colo-Ely complex	11.29	14.93%	86	Green
120B	Tama silty clay loam	10.37	13.72%	95	Green
24E2	Shelby loam	3.92	5.19%	37	Red
120D2	Tama silty clay loam	3.53	4.67%	62	Yellow
M162C	Downs silt loam	0.97	1.28%	85	Green
M162D	Downs silt loam	0.47	0.62%	60	Yellow
222D2	Clarinda silty clay loam	0.36	0.48%	19	Red
Weighted Average				73.5	



## DIRECTIONS

FROM MARSHALLTOWN, IOWA:

Drive south on State Highway 14 for 3.5 miles. The farm will be located on the east side of the road at the intersection of State Highway 14/275th Street. Look for the Peoples Company signage.



# TRACT *Two*

— 13.45 ACRES M/L —

AVERAGE CSR2: 85.4

Tract 2 consists of 13.45 acres m/l with 13.69 FSA cropland acres. The tillable acres boast an average CSR2 soil rating of 85.4 and primary soil types of Downs silt loam and Ackmore-Colo complex with the cropland acres classified as HEL (Highly Erodible Land). Tract 2 lies directly across County Highway E63 from Tract 3 and would make a very nice acreage / build site within 5 miles of Marshalltown, Iowa. Alliant Energy electric and IRUA rural water utilities are available at the road. Access is from the south off paved County Highway E63. Located in Section 2 of Jefferson Township, Marshall County, Iowa.

STATE HIGHWAY 14 / COUNTY HIGHWAY E63  
HAVERHILL, IA 50120



## *Tillable Soils*

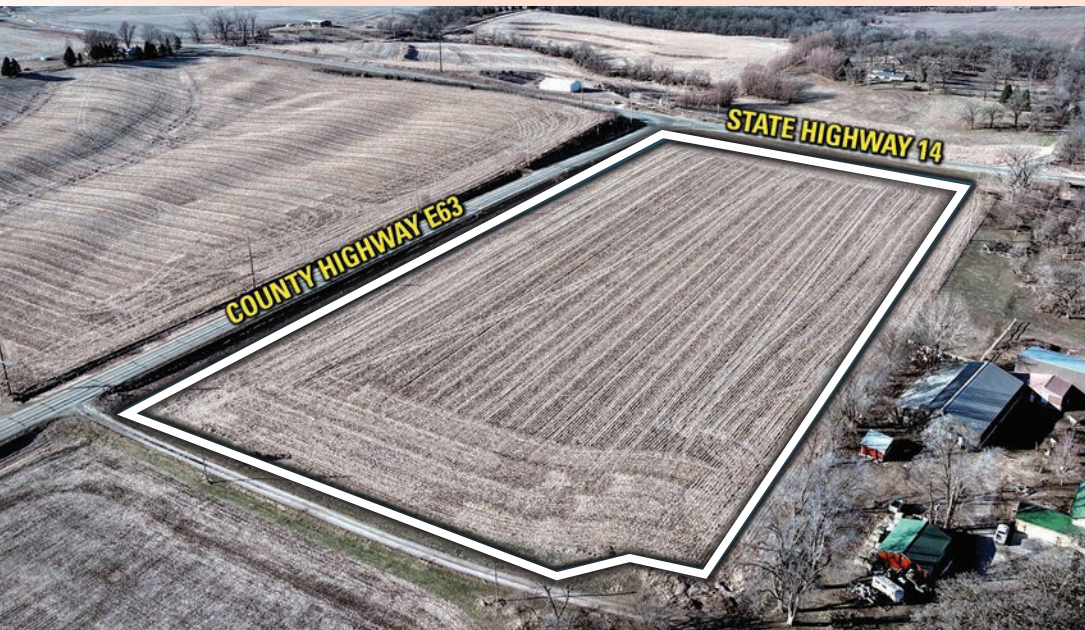
CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
462B	Downs silt loam	9.67	70.61%	90	<div></div>
M162C2	Downs silt loam	2.57	18.79%	82	<div></div>
M162D2	Downs silt loam	1.21	8.85%	57	<div></div>
5B	Ackmore-Colo complex	0.24	1.75%	77	<div></div>
Weighted Average				85.4	



## DIRECTIONS

FROM MARSHALLTOWN, IOWA:

Travel south on State Highway 14 for approximately 5 miles. The farm will be located on the north side of the intersection of State Highway 14/County Highway E63. Look for the Peoples Company signage.





# TRACT *Three*

— 36.13 ACRES M/L —

AVERAGE CSR2: 60.7

Tract 3 consists of 36.13 acres m/l with 33.70 FSA cropland acres. The tillable acres have an average CSR2 soil rating of 60.7 and primary soil type of Downs silt loam with the cropland acres classified as HEL (Highly Erodible Land). Access is from the north off paved County Highway E63 and Tract 3 lies directly south across the highway from Tract 2. Located in Section 11 of Jefferson Township, Marshall County, Iowa.

STATE HIGHWAY 14 / COUNTY HIGHWAY E63  
LAUREL, IA 50141



## *Tillable Soils*

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
M162D2	Downs silt loam	15.52	46.06%	57	
M162E2	Downs silt loam	9.18	27.25%	45	
M162C2	Downs silt loam	7.65	22.69%	82	
462B	Downs silt loam	1.35	4.00%	90	
<i>Weighted Average</i>				<b>60.7</b>	



## DIRECTIONS

FROM MARSHALLTOWN, IOWA:

Travel south on State Highway 14 for approximately 5 miles. The farm will be located on the south side of the intersection of State Highway 14/County Highway E63. Look for the Peoples Company signage.



# TRACT *Four*

— 40 ACRES M/L —

AVERAGE CSR2: 51.1

Tract 4 consists of 40.00 acres m/l with 35.28 FSA cropland acres. The tillable acres have an average CSR2 soil rating of 51.1 and primary soil types of Shelby loam, Ackmore-Colo complex, and Adair clay loam with the cropland acres classified as HEL (Highly Erodible Land). Access to Tract 4 is from the west off Parker Avenue. Located in Section 15 of Jefferson Township, Marshall County, Iowa.

An open ditch runs through the property and the Buyer of Tract 4 will receive a credit of \$5,000 at Closing for the installation of a creek crossing. Any amount above the applied credit to install the creek crossing will be at the sole responsibility of the Buyer.

PARKER AVENUE / 300TH STREET  
LAUREL, IA 50141



## *Tillable Soils*

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
24E2	Shelby loam	9.37	26.57%	37	Red
5B	Ackmore-Colo complex	8.04	22.80%	77	Green
24D2	Shelby loam	6.09	17.27%	48	Orange
192D2	Adair clay loam	5.79	16.42%	15	Red
8B	Judson silty clay loam	3.04	8.62%	84	Green
120D2	Tama silty clay loam	2.12	6.01%	62	Yellow
11B	Colo-Ely complex	0.72	2.04%	86	Green
120C2	Tama silty clay loam	0.10	0.28%	87	Green
Weighted Average				51.1	



## DIRECTIONS

FROM MARSHALLTOWN, IOWA:

Travel south on State Highway 14 for approximately 6.25 miles until reaching 300th Street. Turn right (west) on 300th Street and travel west for 1 mile until reaching Parker Avenue. Turn left (south) onto Parker Avenue and travel south for 0.25 miles. The farm will be located on the east side of Parker Avenue. Look for the Peoples Company signage.



# TRACT

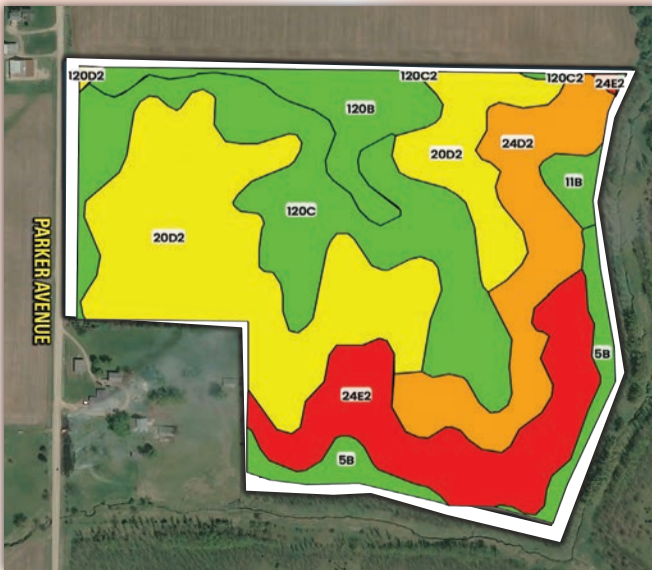
## Five

54.65 ACRES M/L

AVERAGE CSR2: 63.7

Tract 5 consists of 54.65 surveyed acres with 54.20 FSA cropland acres. The tillable acres have a CSR2 soil rating of 63.7 and primary soil types of Kilduff silty clay loam, Tama silty clay loam, and Shelby loam with the cropland acres classified as HEL (Highly Erodible Land). Access is from the west off Parker Avenue. Located in Section 34 of Jefferson Township, Marshall County, Iowa.

PARKER AVENUE / 330TH STREET  
LAUREL, IA 50141



### Tillable Soils

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
20D2	Kilduff silty clay loam	18.65	34.41%	55	
120C	Tama silty clay loam	12.22	22.55%	90	
24E2	Shelby loam	8.31	15.33%	37	
24D2	Shelby loam	7.39	13.63%	48	
120B	Tama silty clay loam	3.89	7.18%	95	
5B	Ackmore-Colo complex	2.66	4.91%	77	
11B	Colo-Ely complex	0.88	1.62%	86	
120C2	Tama silty clay loam	0.10	0.18%	87	
120D2	Tama silty clay loam	0.10	0.18%	62	
Weighted Average				63.7	



### DIRECTIONS

FROM LAUREL, IOWA:

Travel west on 330th Street for 1 mile until reaching Parker Avenue. Turn left (south) onto Parker Avenue and travel south for 0.5 miles. The farm will be located on the east side of Parker Avenue. Look for the Peoples Company signage.





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



PeoplesCompany.com  
Listing #19054



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

**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 Tuesday, March 3rd, 2026, at 1:00 PM Central Time Zone (CST), with closing taking place on or before Friday, April 17th, 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 Peoples Company Trust Account.

**CLOSING:** Closing will occur on or before Friday, April 17th, 2026. 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.

**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.

**FARM LEASE:** The farm lease has been terminated and 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 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.

**CREEK CROSSING:** The Buyer of Tract 4 will receive a credit at Closing of \$5,000 for the installation of a creek crossing. Any amount above the applied credit to install the creek crossing will be at the sole responsibility of the Buyer.

**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.**

