

# ONLINE-ONLY FARMLAND AUCTION

## *Greene County, Iowa*

**119.50 ACRES M/L**

Neola Avenue | Jefferson, IA | 50129



***Bidding Is Currently Live***

Bidding Ends: Wednesday, March 4, 2026, At 1:00 PM CT

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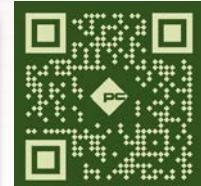
 **PEOPLES**  
COMPANY  
INTEGRATED LAND SOLUTIONS

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Mark your calendars for Wednesday, March 4, 2026! Peoples Company is pleased to present 119.50 acres m/l of high-quality Greene County, Iowa farmland located on the southeast side of Jefferson, Iowa.

Located along Neola Avenue in Section 17 of Grant Township, this tract includes 108.19 FSA cropland acres that are designated as NHEL (Non-Highly Erodible Land). Prominent soil types include Nicollet clay loam, Clarion loam, and Canisteo clay loam. The CSR2 soil rating for the cropland acres is 84, well above the Greene County, Iowa average CSR2 soil rating of 78.3.

The farm is open for the 2026 growing season and the farm is turnkey with inputs applied and fall tillage already completed. The seller has applied 180 lbs./acre of Anhydrous with Centauro and dry fertilizer applied at 14-71-113-25. The buyer will reimburse the seller \$25,798 for the Anhydrous and dry fertilizer.

The farm has been well cared for and has proven yield history.

The APH Adjusted Trend Yield for corn is 207 bu/acre and the APH Adjusted Trend Yield for soybeans is 61 bu/acre.

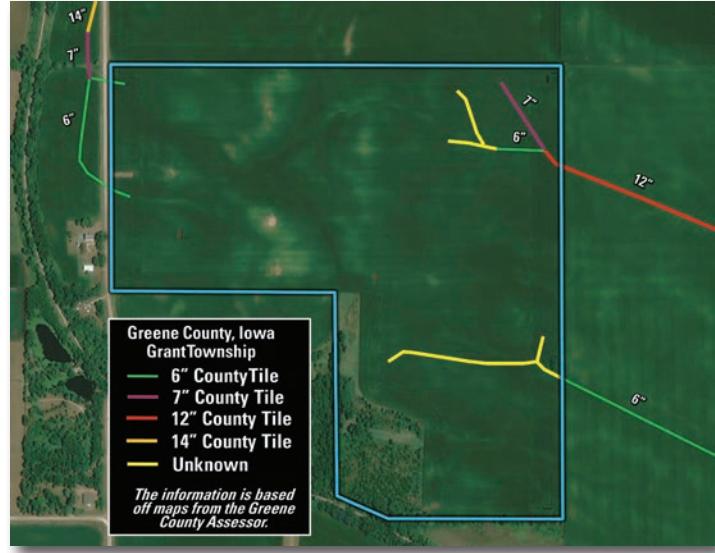
## *Yield History*

### Corn Yields

<b>2006</b>	182 bu/acre
<b>2007</b>	183 bu/acre
<b>2009</b>	190 bu/acre
<b>2011</b>	188 bu/acre
<b>2013</b>	113 bu/acre
<b>2015</b>	191 bu/acre
<b>2018</b>	171 bu/acre
<b>2020</b>	172 bu/acre
<b>2022</b>	213 bu/acre
<b>2024</b>	257 bu/acre

### Soybean Yields

<b>2007</b>	54 bu/acre
<b>2008</b>	45 bu/acre
<b>2010</b>	57 bu/acre
<b>2012</b>	42 bu/acre
<b>2014</b>	53 bu/acre
<b>2016</b>	64 bu/acre
<b>2017</b>	59 bu/acre
<b>2019</b>	55 bu/acre
<b>2021</b>	66 bu/acre
<b>2023</b>	66 bu/acre
<b>2025</b>	68 bu/acre



The balance of the tract includes timber and recreational acres in the southwest corner. The eastern half of the farm lies at the top of Drainage District #139 and water is drained east off the farm, eventually outletting into an open ditch one mile east in Section 16 of Grant Township. County tile sizes range from 6-7" in diameter. Additional county tile lines in the northwest corner of the farm. Peoples Company does not warrant the location or installation of the tile, and a buyer should do their own investigation to confirm the location of tile installation.

Located in a strong farming community near several competing grain markets, including both grain elevators and ethanol plants, this highly tillable farmland tract would make a great add-on unit to an existing farming operation or investment grade quality land purchase.

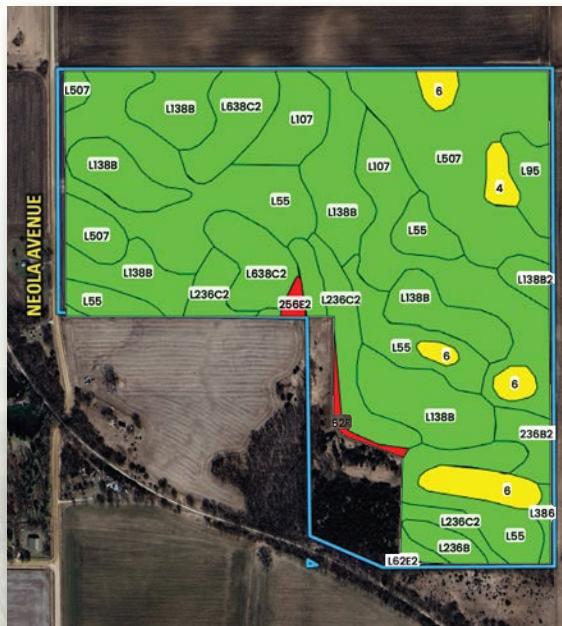
The farm will be offered through an Online-only auction. Bidding is currently LIVE and will remain open until Wednesday, March 4, 2026, at 1:00 PM CT. If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing agent. Don't miss out on this tremendous opportunity to own high-quality Iowa farmland!

# Directions

From the Greene County Courthouse, head south on Chestnut Street for a half mile to Russell Street. Turn left (west) on Russell Street for a quarter mile until reaching Mulberry Street. Turn right (south) on Mulberry Street for a half mile until reaching the property.



## Tillable Soils Map



## 119.50 ACRES M/L

Code	Description	Acres	% of field	IA CSR2
L55	Nicollet loam	24.21	22.38 %	91
L138B	Clarion loam	23.99	22.18 %	88
L507	Canisteo clay loam	16.38	15.14 %	87
L107	Webster clay loam	13.35	12.34 %	88
L638C2	Clarion-Storden complex	7.82	7.23 %	75
L236C2	Lester loam	7.31	6.76 %	77
6	Okoboji silty clay loam	4.45	4.11 %	59
L95	Harps clay loam	2.13	1.97 %	75
236B2	Lester loam	1.86	1.72 %	81
L236B	Lester loam	1.44	1.33 %	85
L138B2	Clarion loam	1.19	1.10 %	85
585B	Coland-Spillville complex	1.12	1.04 %	74
4	Knoke silty clay loam	1.08	1.00 %	56
L62F	Belview loam	0.67	0.62 %	16
L386	Cordova clay loam	0.60	0.55 %	77
256E2	Lester-Storden loams	0.43	0.40 %	31
L138C2	Clarion loam	0.09	0.08 %	83
L62E2	Storden loam	0.06	0.06 %	32

Average: 84.0

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



PeoplesCompany.com  
Listing #19090



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

**SELLER:** Smith Corn Hog Farm Inc.

Offering one tract 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, March 4, 2026, at 1:00 PM Central Time Zone (CST)**. 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 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 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.

**FARM LEASE:** The buyer will have farming rights for the 2026 growing season.

**CROP INPUTS:** The buyer will reimburse the seller \$12,004 for Anhydrous and \$13,794 for dry fertilizer applied to the farm.

**CLOSING:** Closing will occur on or about Friday, April 17, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

**PERSONAL PROPERTY:** The hunting blind on the property will be removed prior to closing.

**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.**

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