

MARILYN J. BENSON REVOCABLE LIVING TRUST

FREMONT COUNTY, IOWA

Farmland Auction

FRIDAY, MARCH 6, 2026 | 10:00 AM CT

Auction Location: Fremont County Fairgrounds | McElroy Building
1004 Legion Park Road | Sidney, Iowa 51652



196.31 Acres M/L

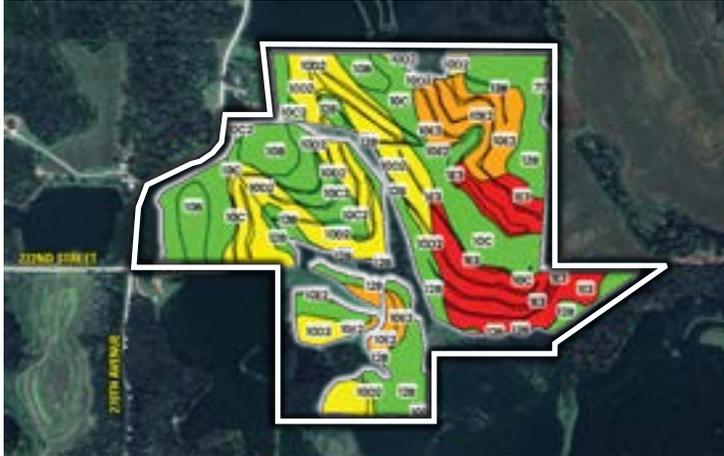
Jake Sickels

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Listing #19125





Fremont County, Iowa Farmland Auction - Mark your calendar for Friday, March 6th, 2026 at 10:00 AM! Peoples Company is pleased to be representing the Marilyn J. Benson Revocable Living Trust in the sale of their Century Farm, 196.31 acres m/l in Fremont County, Iowa. The farm is located along 270th Avenue just 2 miles southwest of Sidney, Iowa. Ancestors of the Benson Family purchased this farm in December of 1881 and have been the proud owners for 145 years.

Located in a strong farming community, this tract would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. The entire farm includes 158.48 estimated FSA cropland acres with an overall CSR2 soil rating of 67.1. The primary soil types include productive Monona silt loam and Napier silt loam. Improvements include terracing and grassed waterways as well as some tile. Dry fertilizer was adequately applied post-harvest in the fall of 2025 - copies of the fertilizer application records can be found in the marketing materials. In addition to its cropland characteristics, the farm also features quality acres that could be converted to pasture, excellent timbered areas, draws, and a creek bottom that hold whitetail deer and other wild game. Being located in the Loess Hills region, consistent recreational opportunity is a sure thing.

There are several competing grain marketing options located nearby including Heartland Coop in Sidney, Iowa, Green Plains ethanol plant in Shenandoah, Iowa, Bartlett Grain Company in Hamburg, Iowa, and Gavilon Grain in Nebraska City, Nebraska. This tract is located in Section 9 of Sidney Township.

The farm will be offered via public auction as one individual tract via the "Traditional Auction" auction method through a live in-person auction as well as a virtual live online auction option. Online bidding is available as well. The auction will take place at 10:00 AM at the Fremont County Fairgrounds in the McElroy Building located at 1004 Legion Park Road, Sidney, Iowa 51652.

**The farm lease has been terminated and the farm is available for the 2026 growing season. Fertilizer was applied in the fall of 2025 by the previous tenant. The winning bidder will be responsible for refunding the prior tenant in the amount of \$19,604.34 for the fertilizer applied. Copies of the fertilizer application records can be found in the attachments section. If the winning bidder chooses to lease to the prior tenant, no fertilizer reimbursement will be owed. Please contact the Listing Agent for more details.*

Tillable Soils

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
10D2	Monona silt loam	38.55	24.32 %	60
12B	Napier silt loam	29.77	18.78 %	89
1E3	Ida silt loam	24.34	15.36 %	55
10C	Monona silt loam	24.17	15.25 %	87
10E2	Monona silt loam	17.63	11.12 %	72
10B	Monona silt loam	12.65	7.98 %	88
10C2	Monona silt loam	11.17	7.05 %	81
717C	Napier-Gullied	0.21	0.13 %	11

AVERAGE CSR2: 67.1

IMPROVEMENTS

+ Terracing + Tile + Waterways

Directions

From Sidney, Iowa: Head west out of town on Highway J34 / Knox Road for 1.3 miles. Turn left onto 270th Avenue and travel south for 0.9 miles. The property will be located on the east side of 270th Avenue. Please look for the Peoples Company signage.



Auction Details & Terms

Fremont County, Iowa Land Auction

196.31 Acres M/L

Friday, March 6th, 2026, at 10:00 AM

Auction Location:

Fremont County Fairgrounds
McElroy Building
1004 Legion Park Road
Sidney, Iowa 51652

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: The tract will be offered via Public Auction and will take place on Friday, March 6th, 2026, at 10:00 AM at the Fremont County Fairgrounds at the McElroy Building, 1004 Legion Park Road, Sidney, Iowa 51652. The farmland tract will be sold on a per-acre basis through a traditional auction method. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

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.

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

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.

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.

Final Tract Acres: The Seller is in the process of surveying the adjacent land to the west. After the completion of that survey, the final acreage amount of this tract may change slightly. The final acreage amount will be updated on the Peoples Company website once it is available and announced on the day of the Auction.

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

Farm Lease: The farm lease has been terminated and the farm will be open for the 2026 crop year.

Fertilizer: Fertilizer was applied in the fall of 2025 by the previous tenant. The winning bidder will be responsible for refunding the prior tenant in the amount of \$19,604.34 for the fertilizer applied. Copies of the fertilizer application records can be found in the attachments section. If the winning bidder chooses to lease to the prior tenant, no fertilizer reimbursement will be owed.

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 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 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 #19125



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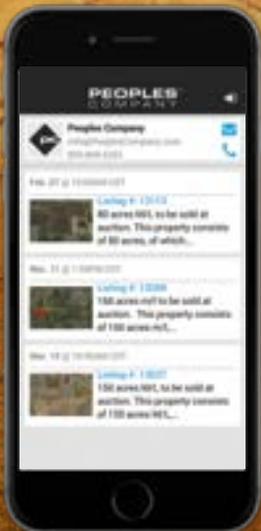
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Not able to make it to the live auction but still want to bid? No problem!

Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



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