

FARMLAND AUCTION

**CERRO GORDO
AND FLOYD**
County, Iowa

APRIL 2 2026 | OFFERED IN 2 TRACTS

10:00 AM

193.87 ACRES M/L

AUCTION LOCATION: ROCK FALLS COMMUNITY CENTER
3 NOTTINGHAM STREET | ROCK FALLS, IA 50467



CHASE DUESENBERG | 641.529.0562

Chase@PeoplesCompany.com | IA LIC S65470000

LISTING #19180

PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

FARMLAND AUCTION

**CERRO GORDO
 AND FLOYD**
County, Iowa

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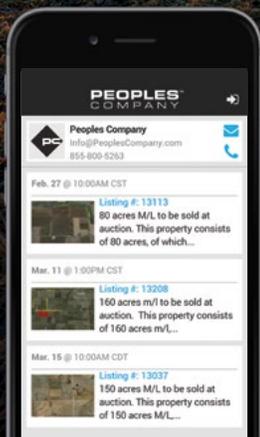
Peoples Company is honored to represent the sale of 193.87 acres m/l, with Tract 1 being located east of Mason City, Iowa, and Tract 2 being located northwest of Rockford, Iowa. The farmland will be sold as two individual tracts through the Buyer's Choice Auction Method, to be held at 10:00 AM at the Rock Falls Community Center in Rock Falls, Iowa.

Tract 1: 120 acres m/l with 114.34 FSA cropland acres; CSR2 of 70.5.
Tract 2: 73.87 acres m/l with 68.96 FSA cropland acres; CSR2 of 82.8.

These high-quality farmland tracts are located in a strong farming community with several grain marketing outlets nearby. They would be a great add-on to an existing farm operation, an affordable tract for a beginning farmer, or a smart investment for the buyer looking to diversify their portfolio. The farmland acres are classified as NHEL (Non-Highly Erodible Land).

Tract 1 is located in Portland Township of Cerro Gordo County, Iowa, and Tract 2 is located in Rockford Township of Floyd County, Iowa. The farm leases have been terminated, and the farming rights will be available for the 2026 crop season. Early possession will be granted to the new buyer upon receipt of earnest money and proof of liability insurance.

The farms will be offered via a live Public Auction that will take place at 10:00 AM CST on Thursday, April 2nd, 2026, at the Rock Falls Community Center, 3 Nottingham Street, Rock Falls, IA 50467. The land will be sold as two individual tracts using the "Buyer's Choice" auction method on a price-per-acre basis, and the high bidder can take, in any order, one or both tracts for their high bid. "Buyer's Choice" auctioning will continue until both tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through the Peoples Company mobile bidding app, and online bidding will be available.



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.



**193.87
 ACRES M/L**

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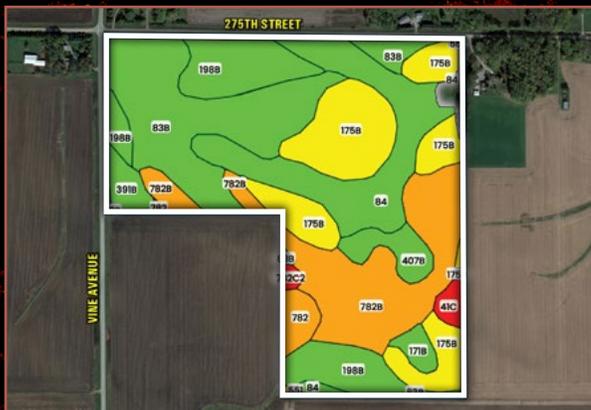
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TRACT 1 - 120 ACRES M/L

Tract 1 consists of 120 acres m/l, including 114.34 FSA cropland acres with a CSR2 rating of 70.5. The primary soil type on this tract is highly productive Kenyon Loam, widely regarded as one of Iowa's top farmland soils.

The property is designated as NHEL (Non-Highly Erodible Land), and some private tile has been installed (contact the listing agent for details). A wetland determination has classified the farm as "prior converted" (PC), allowing current drainage tile to remain and enabling installation of additional drainage tile without restrictions. Conservation practices are already in place, including an NRCS-designed waterway and cover crops, supporting both soil health and productivity.

The farm offers excellent access to paved highways and is conveniently located near multiple grain marketing options. The current farm lease has been terminated, making farming rights available for the 2026 crop season. Early possession can be granted to the buyer upon receipt of earnest money and proof of liability insurance. Tract 1 is located in Section 3 of Portland Township in Cerro Gordo County, Iowa.



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
838	Kenyon loam	24.64	21.55 %	90
175B	Dickinson fine sandy loam	22.53	19.71 %	50
782B	Donna loam	21.86	19.12 %	43
84	Clyde silty clay loam	18.70	16.35 %	88
198B	Floyd loam	14.64	12.80 %	89
407B	Schley loam	3.58	3.13 %	81
782	Donna loam	2.53	2.21 %	48
391B	Clyde-Floyd complex	2.29	2.00 %	87
171B	Bassett loam	1.62	1.42 %	85
41C	Sparta loamy sand	1.20	1.05 %	37

70.5
AVERAGE CSR2

Net Taxes:
\$3,052.00

TRACT 2 - 73.87 ACRES M/L

Tract 2 consists of 73.87 acres m/l, including 68.96 FSA cropland acres with a CSR2 rating of 82.8. The primary soil types on this tract are Ostrander Loam and Klinger Silty Clay Loam. The property is designated as NHEL (Non-Highly Erodible Land) and is situated in County Drainage District #5. Per discussions with the Floyd County Drainage Clerk, there are no outstanding assessments due.

The farm offers convenient access to major highways and is situated near multiple grain marketing options. The current farm lease has been terminated, making farming rights available for the 2026 crop season. Early possession can be granted to the buyer upon receipt of earnest money and proof of liability insurance. Tract 2 is located in Section 33 of Rockford Township in Floyd County, Iowa.



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
394B	Ostrander loam	45.08	65.38 %	88
184	Klinger silty clay loam	6.32	9.16 %	95
777B	Wapsie loam	3.18	4.61 %	48
482B	Racine loam	3.09	4.48 %	76
482	Racine silt loam	2.41	3.49 %	87
482C2	Racine loam	2.30	3.33 %	78
178B	Waukee loam	2.12	3.07 %	64
1152	Marshan clay loam	1.58	2.29 %	54
626	Hayfield loam	1.37	1.99 %	53
177B	Saude loam	0.75	1.09 %	55

82.8
AVERAGE CSR2

Net Taxes:
\$2,226.00

AUCTION DETAILS AND TERMS

Cerro Gordo & Floyd County, Iowa Land Auction **193.87 Acres M/L (Offered in Two Tracts)** **Thursday, April 2nd, 2026, at 10:00 AM CST**

Auction Location:

Rock Falls Community Center
3 Nottingham Street
Rock Falls, IA 50467

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction.

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.

Auction Method: Tracts 1 & 2 will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take, in any order, one or both tracts for their high bid. The "Buyer's Choice Auction Method" will continue until both tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Tract 1: 120 Acres M/L

Tract 2: 73.87 Acres M/L

Financing: The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

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.

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 check or wire transfer. All funds will be held in Peoples Company's Trust Account.

Farm Program Information: Farm Program Information is provided by the Cerro Gordo & Floyd County Farm Service Agencies. 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 Cerro Gordo & Floyd County FSA and NRCS offices.

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

Possession: Possession of Tracts 1 & 2 will be given at Closing. Early possession will be granted upon receipt of earnest money and proof of liability insurance.

Farm Lease: The farm leases have been terminated and will be available for the 2026 crop season.

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's Trust Account the required earnest money payment. The Seller will provide a current abstract at their expense. The 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. The 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.

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 investigation of the property before 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.



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



PeoplesCompany.com
Listing #19180

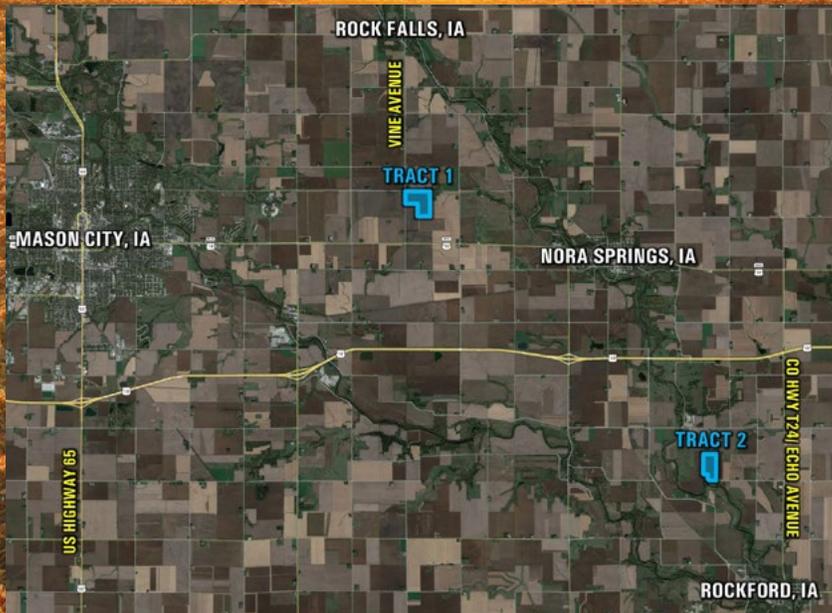


SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

CERRO GORDO & FLOYD COUNTY, IOWA FARMLAND AUCTION

AUCTION DATE AND TIME: THURSDAY, APRIL 2, 2026, AT 10:00 AM CST

AUCTION LOCATION: THE ROCK FALLS COMMUNITY CENTER | 3 NOTTINGHAM STREET | ROCK FALLS, IA



DIRECTIONS

TRACT 1

From Rock Falls, Iowa: Travel south out of town on Vine Avenue for 3 miles, and Tract 1 will be located on the left (east) side of Vine Avenue, marked with a Peoples Company sign.

TRACT 2

From Rockford, Iowa: Travel north out of town on County Highway T24/Echo Avenue for 2 miles until reaching 190th Street. Turn left (west) on 190th Street for just over a mile, and Tract 2 will be located on the right (north) side of 190th Street that turns into Cameo Road, marked with a Peoples Company sign.

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