



FARMLAND AUCTION

WAYNE COUNTY, IOWA **522.5 ACRES M/L** **OFFERED IN 7 TRACTS**

OCTOBER 8, 2026 @ 10:00 AM – CORYDON, IOWA

EXECUTIVE SUMMARY



The Iowa Farm, LLC land portfolio is comprised of 522.5 acres m/l and will be offered in seven tracts ranging from 15.8 acres m/l to 150.7 acres m/l in size. Carrying a CSR2 value of 46.1 on the tillable soils, there are over 450 acres currently being farmed that will be open for the 2027 farming season. This is a unique opportunity for you to assemble high-quality farmland located in a tightly held area of Wayne County, Iowa, that has not been available to the public in many years.

The way this farm is subdivided offers something for everyone, including the smaller, medium, and large tract buyers. Create the best combination of tracts that offers the optimum purchase for your operation that best fit your needs and at your price.

These seven tracts will be offered via a live Public Auction that will take place at 10:00 AM on Thursday, October 8, 2026, at the Walden Park Clubhouse (Corydon Golf Course) located at 501 South East Street in Corydon, Iowa. The land will be sold as seven individual tracts using the "Buyer's Choice" auction method on a price per acre basis where the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased and removed from the auction. These seven tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through the Peoples Company mobile bidding app with online bidding available to registered bidders.



IOWA FARM, LLC FARMLAND AUCTION

522.5 ACRES M/L OFFERED IN 7 TRACTS

THURSDAY, OCTOBER 8, 2026 @ 10:00 AM

WALDEN PARK CLUBHOUSE (CORYDON GOLF COURSE)

AUCTION MANAGERS:

MIKE NELSON | MIKENELSON@PEOPLES COMPANY.COM | 641.223.2300

JARED CHAMBERS | JARED@PEOPLES COMPANY.COM | 641.414.0234

IOWA FARM, LLC FARMLAND AUCTION

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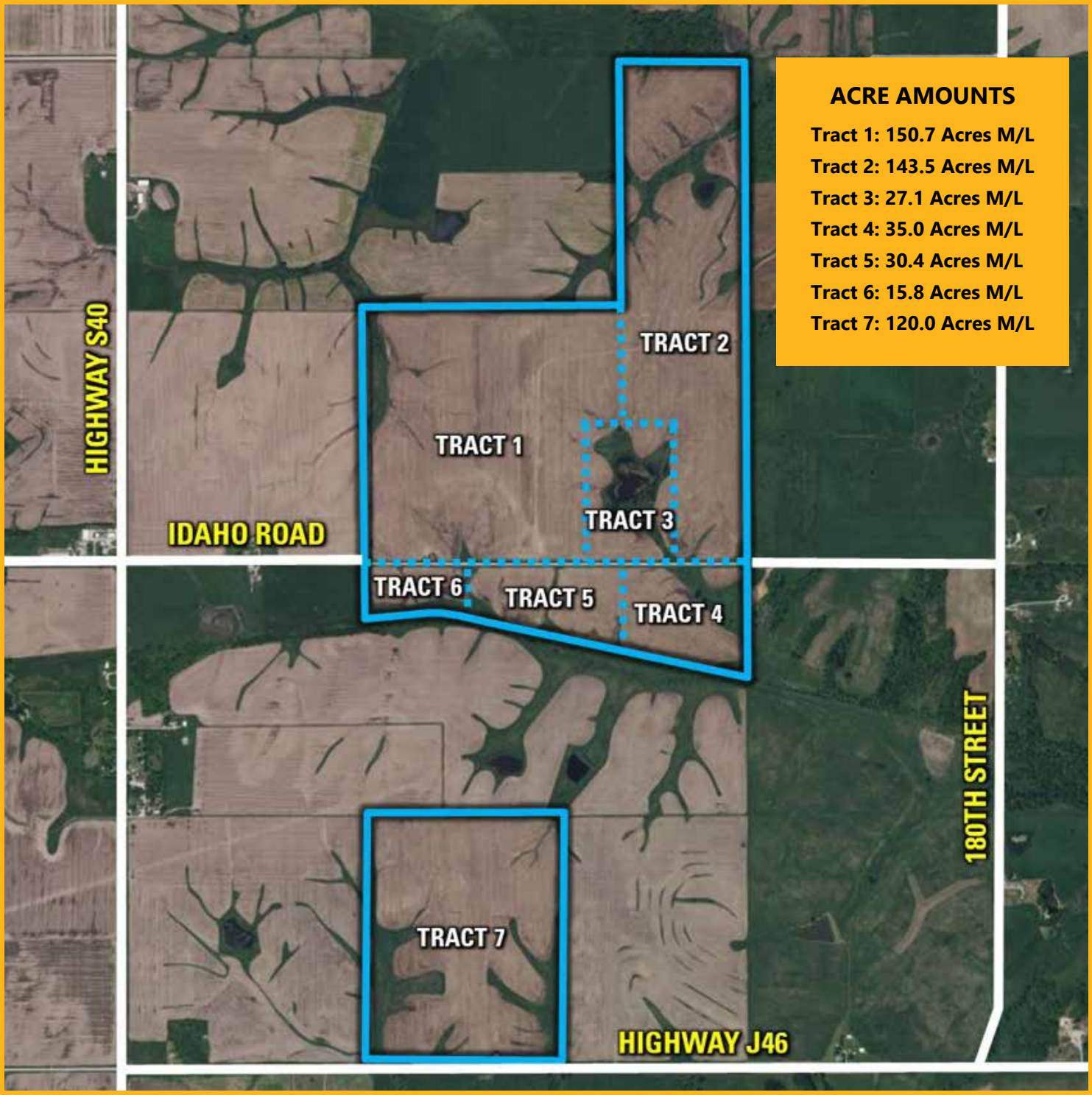
DIRECTIONS TO THE FARM

Tracts 1-6: From Corydon, Iowa: Travel east on Highway 2 approximately 2.6 miles to County Highway S40. Travel south along County Highway S40 for approximately 4 miles to Idaho Road. Travel east along Idaho Road for approximately 0.5 miles to the beginning of the farm where Tracts 1-6 can be found on both sides of Idaho Road. Look for Peoples Company auction signs.

From Seymour, Iowa: Travel west along County Highway J46 approximately 6.15 miles to 180th Street. Travel north along 180th Street for approximately one mile to the intersection of Idaho Road and 180th Street. Travel west along Idaho Road for approximately 0.5 miles to the beginning of the farm where Tracts 1-6 can be found on both sides of Idaho Road. Look for Peoples Company auction signs.

Tract 7: From Corydon, Iowa: Travel east on Highway 2 approximately 2.6 miles to County Highway S40. Travel south along County Highway S40 for approximately 5 miles to County Highway J46. Travel east along County Highway J46 for approximately 0.5 miles to the beginning of the farm which is located along the north side of the highway. Look for Peoples Company auction signs.

From Seymour, Iowa: Travel west along County Highway J46 for approximately 7 miles to the farm which is located along the north side of the highway. Look for Peoples Company auction signs.



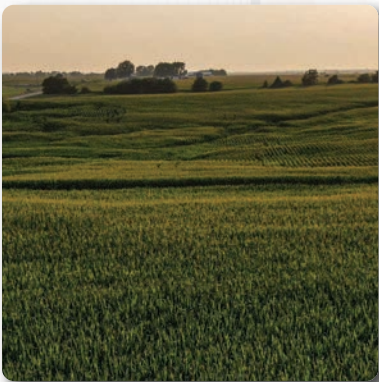
TRACT 1 | 150.7 SURVEYED ACRES

CSR2 50.2



FARM DETAILS

- Highly Tillable Tract with over 96% being FSA Tillable Acres
- 150.7 Surveyed Acres
- 145.6 Estimated Tillable Acres
- 50.2 CSR2 Tillable Soils
- 30' x 63' Shed with 18' x 63' Attached Lean-To
- Excellent Building Site Opportunities
- Tile & Terrace Improvements 2016 - 2017



TRACT 2 | 143.5 SURVEYED ACRES

CSR2 46.6



FARM DETAILS

- 143.5 Surveyed Acres
- 126.33 Estimated Tillable Acres
- 46.6 CSR2 Tillable Soils
- Excellent Building Site Opportunities
- Pond



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
312B	Seymour silt loam	34.79	23.89%	64
312C	Seymour silt loam	33.62	23.09%	58
222C2	Clarinda silty clay loam	19.58	13.45%	28
312C2	Seymour silty clay loam	19.26	13.23%	56
231	Edina silt loam	10.25	7.04%	59
222C3	Clarinda silty clay	7.82	5.37%	21
822C2	Lamoni silty clay loam	6.47	4.44%	31
13B	Zook-Olmitz-Vesser complex	5.65	3.88%	68
822D3	Lamoni clay loam	4.50	3.09%	7
24D2	Shelby clay loam	1.93	1.33%	51
822D2	Lamoni silty clay loam	1.74	1.19%	10

Weighted Average 50.2



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
312C	Seymour silt loam	29.91	23.67%	58
222C2	Clarinda silty clay loam	18.07	14.31%	28
312B	Seymour silt loam	13.91	11.01%	64
192C2	Adair clay loam, heavy till	13.69	10.84%	29
24E2	Shelby clay loam	9.76	7.73%	40
231	Edina silt loam	8.94	7.08%	59
24D3	Shelby clay loam	8.23	6.52%	45
24D2	Shelby clay loam	7.43	5.88%	51
13B	Zook-Olmitz-Vesser complex	7.31	5.79%	68
822D2	Lamoni silty clay loam	4.51	3.57%	10
93D3	Lamoni silty clay loam	4.41	3.49%	33
822D3	Shelby-Adair complex	0.12	0.10%	7
822C2	Lamoni clay loam	0.02	0.02%	31

Weighted Average 46.6



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TRACT 3 | 27.1 SURVEYED ACRES

CSR2 26.5



FARM DETAILS

- 27.1 Surveyed Acres
- 13.33 Estimated Tillable Acres
- 26.5 CSR2 Tillable Soils
- 2 Acre M/L Pond
- Excellent Building Site Opportunities



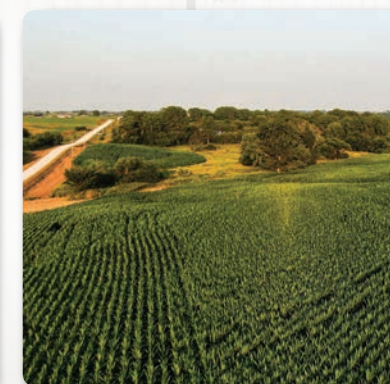
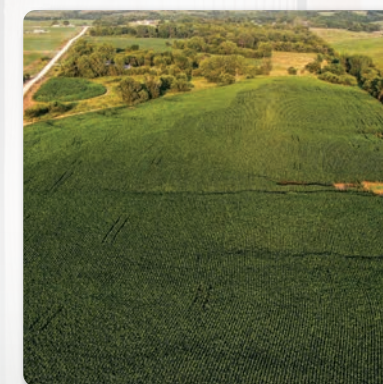
TRACT 4 | 35 SURVEYED ACRES

CSR2 40.6



FARM DETAILS

- 35.0 Surveyed Acres
- 22.59 Estimated Tillable Acres
- 40.6 CSR2 Tillable Soils
- Excellent Building Site Opportunities



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PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

TRACT 5 | 30.4 SURVEYED ACRES

CSR2 37.8



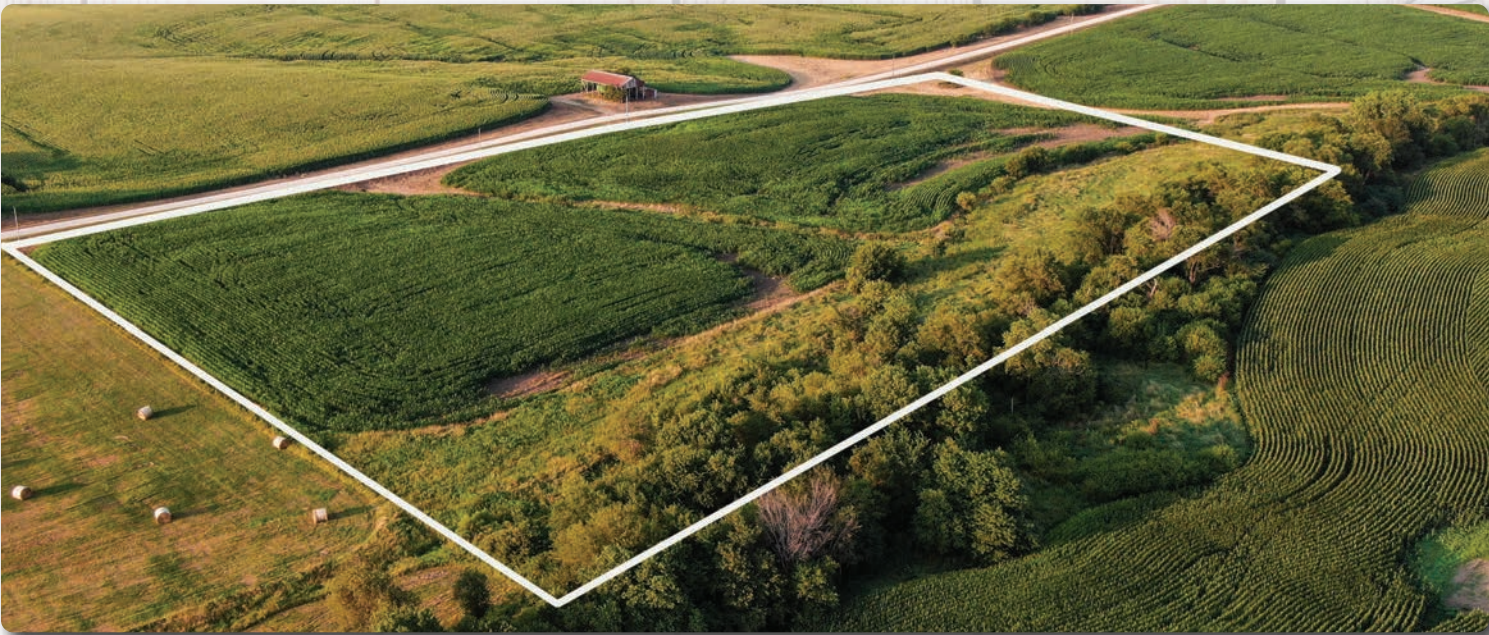
FARM DETAILS

- 30.4 Surveyed Acres
- 22.16 Estimated Tillable Acres
- 37.8 CSR2 Tillable Soils
- Excellent Building Site Opportunities



TRACT 6 | 15.8 SURVEYED ACRES

CSR2 40



FARM DETAILS

- 15.8 Surveyed Acres
- 10.37 Estimated Tillable Acres
- 40 CSR2 Tillable Soils
- Excellent Building Site Opportunities



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TRACT 7 | 120 ACRES M/L

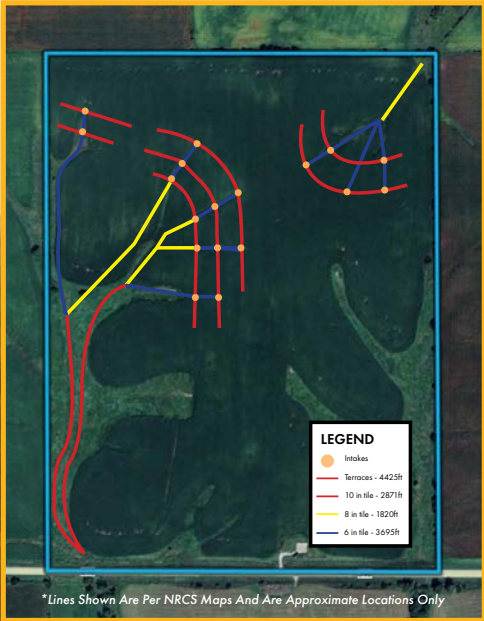
CSR2 46.3



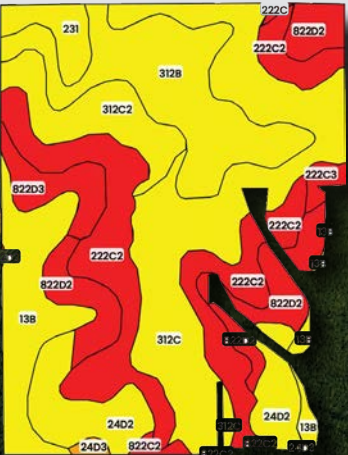
FARM DETAILS

- 120 Acres M/L
- 107.61 Estimated Tillable Acres
- 46.3 CSR2 Tillable Soils
- Recent Tile & Terrace Improvements
- Excellent Pavement Building Site Opportunity
- RRWA Meter Pit

TRACT 7 TERRACE & TILE MAP



TILLABLE SOILS				
CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
312C	Seymour silt loam	24.72	22.98%	58
222C2	Clarinda silty clay loam	21.34	19.83%	28
312B	Seymour silt loam	15.86	14.74%	64
13B	Zook-Olmitz-Vesser complex	10.59	9.84%	68
822D2	Lamoni silty clay loam	10.30	9.57%	10
24D2	Shelby clay loam	9.26	8.60%	51
312C2	Seymour silty clay loam	6.84	6.36%	56
822D3	Lamoni clay loam	3.61	3.36%	7
231	Edina silt loam	2.89	2.69%	59
222C3	Clarinda silty clay	0.96	0.89%	21
822C2	Lamoni silty clay loam	0.63	0.59%	31
24D3	Shelby clay loam	0.43	0.40%	45
222C		0.18	0.17%	31
		Weighted Average		
		46.3		



AUCTION TERMS & CONDITIONS

SELLER

Iowa Farm, LLC

AUCTION LOCATION

Walden Park Clubhouse
(Corydon Golf Course)
501 South East Street
Corydon, Iowa 50060

ATTORNEY FOR THE ESTATE

Jenna K. Lain, Attorney at Law
Meyer & Lain
214 S Franklin Street
Corydon, Iowa 50060

Auction Method: Tracts 1, 2, 3, 4, 5, 6, and 7 will be offered using the “Buyer’s Choice” auction method and on a price per acre basis where the high bidder can take, in any order, any or all tracts for their high bid. “Buyer’s Choice” auctioning will continue until all tracts have been purchased and removed from the auction. These seven tracts will not be offered in their entirety at the conclusion of the auction. Online bidding will be available for this auction through the Peoples Company mobile bidding app.

Farm Program Information: Farm Program Information is provided by the Wayne County Farm Service Agencies. The figures stated in the marketing materials 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 farms are reconstituted by the Wayne County FSA and NRCS offices.

NRCS Conservation Plan: Interested Buyers, please review the attached conservation plan for specific tract information.

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 a good check or wire transfer. All funds will be held in the Meyer & Lain Trust Account.

Closing: Closing will occur on or around Tuesday, November 17, 2026. The balance of the purchase price will be payable at closing in the form of a certified check or wire transfer. With respect to the timing of the Seller and successful Buyer(s) in fulfilling the obligations set forth in the Real Estate Sale and Purchase Agreement, time is of the essence.

Possession: Possession will be given at closing, subject to the current tenant’s rights.

Farm Lease: The farm is leased for the 2026 farming season only, and all cash rent will be retained by the Sellers. The lease has been terminated, and the farm will be open for the 2027 farming season.

Survey Information: Tracts 1-6 have been surveyed to determine the property boundaries and the actual gross acres being sold. Tract 7 did not require a survey. If any of the tracts sell to different Buyers, then the Sellers will pay for the surveyor to put minimal stakes in at the tract splits to identify new boundaries. This portion of the survey will take place after the corn has been harvested. Any additional staking will be at the expense of the new Buyer(s) of each tract.

Contract & Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a Real Estate Sales Contract and deposit with Meyer & Lain Trust Account the required earnest money payment. The Seller will provide current abstracts at their expense. The sale of this farmland is not contingent upon the Buyer obtaining financing after the auction is over. All financial arrangements are to have been made prior to bidding at the auction.

Real Estate Taxes: The real estate taxes will be prorated between the Seller and Buyer(s) to the date of closing. Final tax figures will be determined by the Wayne County Assessor.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction. Online and phone bidders must register with the Auctioneer at least 24 hours prior to the start of the auction.

Driveway Entrances: Each tract currently has its own separate driveway entrance. If the new owner(s) of any tract elect to install a new driveway entrance or widen any current driveway entrance, then that owner will be responsible for installing them per the Wayne County Engineer’s Office plans and specifications. All costs associated with the installation of new driveway entrances or widening of entrances, if needed, will be at the sole expense of the new Buyer(s) of each tract. The Sellers will not install any new driveway entrances or widen any of the existing driveway entrances.

Fences: Existing fences, if any, are in as-is condition and will not be updated. No new fences to divide any of the tracts will be installed by the Sellers. All current and any future fences and fence lines shall be governed by the Wayne County and State of Iowa fence line rules and regulations. Existing fence lines may not be located on the true boundary lines.

Rathbun Regional Water Association: For Tracts 1-6: There is a RRWA water main located at the intersection of Idaho Road and 180th Street, and it extends west along the south side of Idaho Road to a neighboring landowner on the east side of Tract 4. Contact RRWA or the listing agents for full details. For Tract 7: There is a RRWA pump station located along the pavement near the entrance to this tract. A RRWA meter pit is in place just north of this pump station.

Site Cleanup: If a site clean-up is required on any of the tracts, it will be the new Buyer’s responsibility and at Buyer’s expense.

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 all tracts. The Sellers will convey 100% of whatever mineral rights are owned by the Sellers without warranty.

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 on auction day by the Auctioneer or Auction Managers 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 from the Auctioneer. All decisions of the Auctioneer are final. The Sellers reserve the right to accept or reject any and all bids.

Broker Participation: Client must be registered with the Auction Managers at least 48 hours prior to the start of auction. Contact the Auction Managers, Jared Chambers at 641.414.0234 or Mike Nelson at 641.223.2300, for more information.

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"DON'T WAIT TO BUY LAND, BUY LAND AND WAIT"

- WILL ROGERS

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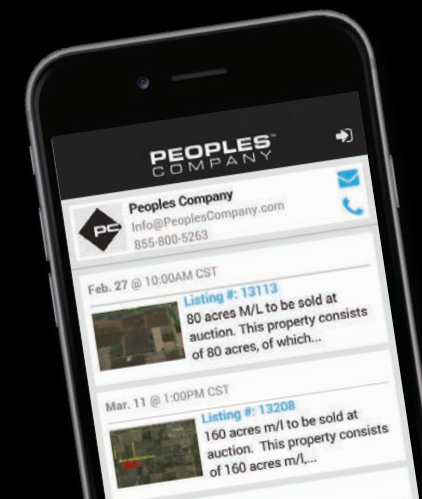
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Not able to make it to the live auction but still want to bid? No problem!

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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