

Sealed Bid Farmland Auction

Bids are due Wednesday, April 15, 2026 | 4:00 PM CT



MARSHALL COUNTY, IOWA

170.73

Acre M/L Available

MATT ADAMS

IA LIC S59699000

515.423.9235

Matt@PeoplesCompany.com

RILEY SIEREN

IA LIC S66739000

319.591.0111

Riley@PeoplesCompany.com



Listing #19195 | PeoplesCompany.com

Sealed Bid Farmland Auction

MARSHALL COUNTY, IOWA

Peoples Company is pleased to represent 170.73 acres m/l of premium Marshall County, Iowa farmland, ideally located just off Iowa Highway 330 and within a short drive of Marshalltown, Iowa. With excellent access and a strong agricultural presence in the surrounding area, this tract presents a rare opportunity in a highly regarded farming community. The farm will be offered via Sealed Bid Sale, with all bids due prior to 4:00 PM (CST) on April 15, 2026.

The property includes approximately 143.75 acres currently in row crop production carrying an average CSR2 soil rating of 82.4, reflecting the quality and consistency of the soils. Fall fertilizer has already been applied to this farm. The farm is ready to be planted this year. New buyer will not have to worry about reimbursement of Fall applied fertilizer for this farm. Located in Section 33 of Liscomb Township Marshall County, Iowa.

Conservation Reserve Program "CRP" – Approximately 21.5 acres are enrolled into the Conservation Reserve Program with an estimated annual payment of \$7,165. Contracts are set to expire in September of 2026 and 2027.

ADDITIONAL FARMLAND RENT OPPORTUNITY

The successful buyer will receive the first option to lease the adjoining 204 acres m/l, which carries an impressive average CSR2 soil rating of 90. Lease terms will be \$325 per acre on 194 cropland acres, providing an immediate opportunity to control additional high-quality acres and scale the operation yet this year in 2026. All fertility has been applied, and the farm is fully prepared for Spring 2026 planting. New tenant is to reimburse previous operator for the fall-applied fertilizer in the amount of \$22,671.

This farm produced a 1st Place National Corn Growers Association Nitrogen Management entry last year, with a documented yield of 348 bushels per acre. This result highlights the productivity of the soils and the strong management history of the tract.



Additional Rent Acres



**BIDS
DUE**

**WEDNESDAY
APRIL 15
4:00 PM CT**

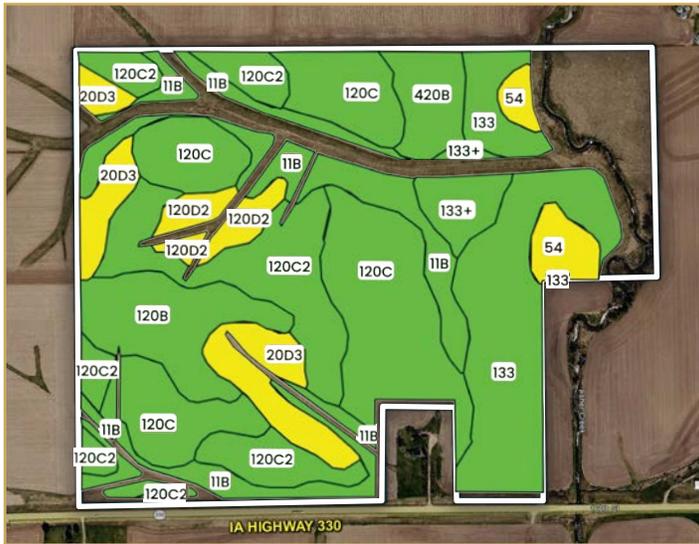


Scan for more info.

CRP Map



TILLABLE SOILS MAP

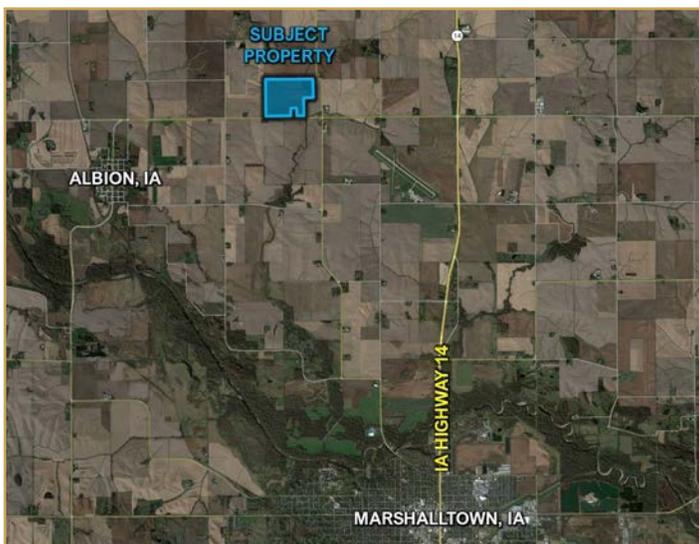


Code	Description	Acres	% of Field	IA CSR2
120C	Tama silty clay loam	35.52	24.71%	90 ●
120C2	Tama silty clay loam	24.76	17.22%	87 ●
133	Colo silty clay loam	24.01	16.70%	78 ●
11B	Colo-Ely complex	19.36	13.47%	86 ●
120B	Tama silty clay loam	10.91	7.59%	95 ●
20D3	Killduff silty clay loam	10.76	7.49%	51 ●
420B	Tama silty clay loam	5.31	3.69%	95 ●
54	Zook silty clay loam	4.47	3.11%	60 ●
120D2	Tama silty clay loam	4.40	3.06%	62 ●
133+	Colo silt loam	4.25	2.96%	78 ●

Average: 82.4

DIRECTIONS

From Marshalltown, Iowa travel north out of town for approximately 5 miles on Highway 14. Turn west onto 160th Street and travel for approximately 2 miles. The farm will be located on the north side of the highway. Look for signs.



AUCTION DETAILS AND TERMS

Sealed Bid Submittal Process & Deadline: Sealed Bids, in written or electronic format, for the Property will be due no later than 4:00 P.M. CST, on Wednesday, April 15th, 2026, to the following:

Matt Adams
Peoples Company
1108 S. 44th Street, Suite 102
Cumming, Iowa 50061
Matt@PeoplesCompany.com



Sealed Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Listing Agent Riley Sieren by phone at (319) 591.0111 or by email at Riley@PeoplesCompany.com. Handwritten bids, if legible, may be acceptable in the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids can be submitted via mail or email but must be received by the deadline date to be considered.

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer or enter into negotiations with one or more Bidders. Upon the Seller's acceptance of any bid or offer, the winning Bidder(s) and Seller shall enter into a binding Purchase Agreement to Buy. The Seller shall not be obligated or bound to sell the Property until Seller has entered into a fully executed Purchase Agreement.

Agency: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the sales transactions.

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

Earnest Money Payment: A 10% earnest money payment is required at the time of signing the Purchase Agreement. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in the Peoples Company Trust Account.

Closing: Closing will occur on or before Friday, May 29th, 2026. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Possession: Possession of the farm will be given immediately; buyer/farmer shall show proof of liability insurance.

Farm Lease: The farm lease has been terminated and is open for the 2026 cropping season.

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. 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.

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. The 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.

Seller reserves the right to accept or reject any and all bids.



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Cumming, IA 50061



PeoplesCompany.com
Listing #19195



Scan the QR Code to
view this property online.

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ROSEDALE FAMILY FARM

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170.73 Acres M/L



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