

# Sealed Bid Farmland Auction

170.73

*Acres M/L Available*



## MARSHALL COUNTY, IOWA

# SEALED BID AUCTION FORM

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

**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

## 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.**

I ACKNOWLEDGE THAT I HAVE READ, AND DO HEREBY ACCEPT THE TERMS AND CONDITIONS.

INITIALS: \_\_\_\_\_

## SEALED BID OFFER

DELIVER, MAIL, OR EMAIL BIDS TO:

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

Bids Submitted By: Company or Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Purchase Offer Terms: \_\_\_\_\_ Offer Price: \$ \_\_\_\_\_

Submitted this \_\_\_\_\_ Day of \_\_\_\_\_, 2026.

Signature

Print Name

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