

LISTING #19245



STORY COUNTY

Iowa

BIDDING IS CURRENTLY LIVE
CONCLUDES THURSDAY, OCTOBER 22ND, 2026

ONLINE-ONLY AUCTION

75.29
Acres M/L



Andrew Zellmer IA LIC S61625000

712.898.5913 | ANDREWZ@PEOPLESCOMPANY.COM



David Blum IA LIC S72684000

712.830.2585 | DAVID.BLUM@PEOPLESCOMPANY.COM

Online-Only Auction

BID BY: THURSDAY, OCTOBER 22ND, 2026, AT 1:00 PM

Story County, Iowa Online Only Farmland Auction! - BIDDING IS CURRENTLY LIVE and set to conclude on Thursday, October 22nd, 2026, at 1:00 PM CST!

Peoples Company is pleased to be representing the sale of the 75.29 acres m/l directly on US Highway 65 just south of Colo, Iowa in Section 29 of New Albany Township. The farm consists of 72.21 FSA cropland acres classified as NHEL (Non-Highly Erodible Land) with highly productive primary soil types of Webster clay loam, Clarion loam, and Nicollet loam, carrying an impressive CSR2 rating of 85.4.

The farm falls within Drainage District 75 of New Albany Township. County tile lines ranging in size from 16" -12" are found on the farm, with water entering the farm from the northeast and exiting to the southwest corner, where water empties into the 26" county main tile line on the farm immediately west. From there, water continues to drain to the northwest, eventually into an open ditch which empties into Hickory Grove Lake in Section 19 of New Albany Township.

The farm sits directly on paved US Highway 65, allowing for efficient transportation of equipment with excellent grain marketing opportunities close at Heartland Co-op in Colo, Lincolnway Energy and Verbio Biorefinery Plants in Nevada, and Landus Co-op in Collins, all located in close proximity to the farm. This farm offers strong yield history and has been very well maintained by the long time tenant. Introductions to the tenant can be made if a future relationship is desired. This property would make a great add-on unit to an existing farm operation or an investment-grade quality land purchase. The farm lease has been terminated, and the farming rights will be open for the 2027 crop season.

The single tract will be offered on a price-per-acre basis via an Online Only Auction with bidding ending on Thursday, October 22nd, 2026, at 1:00 PM CST.



Directions

US HIGHWAY 65 - COLO, IA 50056

FROM COLO, IOWA: Travel south on US Highway 65 for approximately 3.5 miles. The farm will be located on the west side of US Highway 65 at the intersection of US Highway 65 & 270th Street. Look for the Peoples Company signage.

◆ **Andrew Zellmer** IA LIC 1999019991
712.898.5913 | ANDREWZ@PEOPLES COMPANY.COM

◆ **David Blum** IA LIC 1999019991
712.830.2585 | DAVID.BLUM@PEOPLES COMPANY.COM

Auction Terms & Conditions

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: Offering Story County, Iowa farmland through a TIMED ONLINE-ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Thursday, October 22nd, 2026, at 1:00 PM Central Time Zone (CST), with closing taking place on or before Thursday, December 10th, 2026. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. If you are unable to bid online, accommodations can be made to participate in the auction by contacting the Listing Agent. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Story 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 Story County FSA and NRCS offices.

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 the Peoples Company Trust Account.

CLOSING: Closing will occur on or before Thursday, December 10th, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

POSSESSION: Possession of the land will be given At Closing, Subject to Tenant's Rights.

FARM LEASE: The farm lease has been terminated and the farming rights will be open for the 2027 crop season.

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. 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.



Tillable Soils

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	NCCPI	LEGEND
L107	Webster clay loam	21.08	29.19%	88	
L138C2	Clarion loam	16.50	22.86%	83	
L138B	Clarion loam	15.15	20.99%	88	
L55	Nicollet loam	11.27	15.61%	91	
6	Okoboji silty clay loam	3.54	4.90%	59	
L95	Harps clay loam	2.75	3.81%	75	
L507	Canisteo clay loam	1.91	2.65%	87	
WEIGHTED AVERAGE				85.4	

Tile Map





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



PeoplesCompany.com
Listing #19245



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

BIDDING IS CURRENTLY LIVE
CONCLUDES THURSDAY, OCTOBER 22ND, 2026

ONLINE-ONLY AUCTION

LISTING #19245

STORY COUNTY

Iowa

◆ **Andrew Zellmer** IA LIC S61625000
712.898.5913 | ANDREWZ@PEOPLES COMPANY.COM

◆ **David Blum** IA LIC S72684000
712.830.2585 | DAVID.BLUM@PEOPLES COMPANY.COM

75.29

Acres M/L