

# IOWA FARMLAND AUCTION

# Jasper County

459.40

ACRES M/L

WEDNESDAY, JUNE 10, 2026 ✦ 10:00 AM

NEWTON ARBORETUM - KRUMM CENTER | 3030 NORTH 4TH AVENUE EAST | NEWTON, IOWA 50208

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*Offered in Four Tracts*

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Jasper County, Iowa Farmland Auction – Mark your calendars for Wednesday, June 10, 2026, at 10:00 AM CST! Peoples Company is pleased to represent the Merna J Rusk Estate in the sale of 459.40 gross acres m/l in Jasper County, Iowa. The farm consists of four productive, tillable farmland tracts located immediately east & northeast of Newton, Iowa in Jasper County, Iowa.

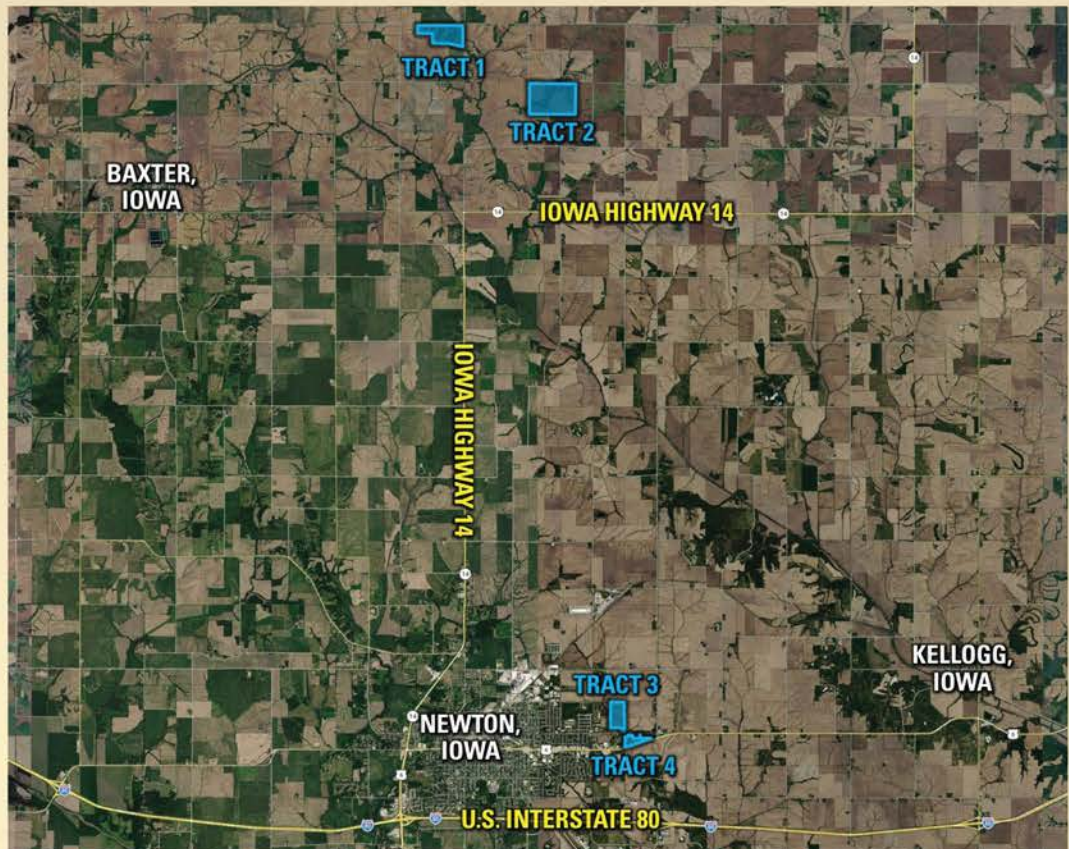
TRACT 1: 132.32 GROSS ACRES M/L WITH 61.96 FSA CROPLAND ACRES M/L CARRYING AN AVERAGE CSR2 SOIL RATING OF 57.1

TRACT 2: 240 GROSS ACRES M/L WITH 211.10 FSA CROPLAND ACRES M/L CARRYING AN AVERAGE CSR2 SOIL RATING OF 61.4

TRACT 3: 60.05 GROSS ACRES M/L WITH 55.41 FSA CROPLAND ACRES M/L CARRYING AN AVERAGE CSR2 SOIL RATING OF 62.8

TRACT 4: 27.03 GROSS ACRES M/L WITH 20.20 FSA CROPLAND ACRES M/L CARRYING AN AVERAGE CSR2 SOIL RATING OF 62.6

As a whole, the farm portfolio consists of 348.67 FSA cropland acres. These quality tracts would make great add-ons to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. This is a rare opportunity to own extremely productive tracts in a strong farming area.

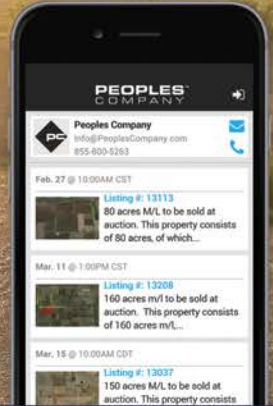


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Not able to make it to the live auction  
but still want to bid? No problem!

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.



*Offered in Four Tracts*

# WEDNESDAY, JUNE 10, 2026 ✦ 10:00 AM

## NEWTON ARBORETUM - KRUMM CENTER | 3030 NORTH 4TH AVENUE EAST | NEWTON, IOWA 50208

### TERMS & CONDITIONS

**THE MERNA J RUSK ESTATE**  
459.40 GROSS ACRES M/L | 348.67 TOTAL FSA CROPLAND ACRES

**SELLER:** The Merna J Rusk Estate

**AUCTION LOCATION:**  
Newton Arboretum - Krumm Center  
3030 North 4th Avenue East Newton, Iowa 50208

- TRACT 1:** 132.32 gross acres m/l | 61.96 FSA cropland acres m/l | CSR2 soil rating of 57.1
- TRACT 2:** 240 gross acres m/l | 211.10 FSA cropland acres m/l | CSR2 soil rating of 61.4
- TRACT 3:** 60.05 gross acres m/l | 55.41 FSA cropland acres m/l | CSR2 soil rating of 62.8
- TRACT 4:** 27.03 gross acres m/l | 20.20 FSA cropland acres m/l | CSR2 soil rating of 62.6

**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:** The tracts will be sold via Public Auction on Wednesday, June 10, 2026, at 10:00 AM at the Newton Arboretum in Newton, Iowa. All tracts will be offered on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, any or all tracts for their high bid. The "Buyer's Choice" auction will continue until all Tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

**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 they are representing themselves in completing the auction sales transaction.

**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.

**FARM PROGRAM INFORMATION:** Farm Program Information is provided by the Jasper 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 Jasper 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 Friday, July 24, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

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

**FARM LEASE:** The farms are leased for the 2026 farming season, and an early lease termination has been agreed upon with the current farm lease terminating on Thursday, December 31, 2026, or upon removal of all crops from the property, whichever occurs first. The total cash rent for all of the farms combined is \$104,300 and the Sellers will retain the first half rental payment of \$52,150. The second half rental payment for all of the farms is \$52,150 and is due to the new Buyer(s) on or before September 1, 2026. Total farm lease cash rent payments are laid out below:

- TRACT 1:** 58 total acres leased at \$300/acre | Total Tract 1 yearly cash rent payment of \$17,400 | Buyer will receive 2nd half rent payment of \$8,700 on or before September 1, 2026
- TRACT 2:** 203 total acres leased at \$300/acre | Total Tract 2 yearly cash rent payment of \$60,900 | Buyer will receive 2nd half rent payment of \$30,450 on or before September 1, 2026
- TRACT 3:** 59 total acres leased at \$325/acre | Total Tract 3 yearly cash rent payment of \$19,175 | Buyer will receive 2nd half rent payment of \$9,587.50 on or before September 1, 2026
- TRACT 4:** 21 total acres leased at \$325/acre | Total Tract 4 yearly cash rent payment of \$6,825 | Buyer will receive 2nd half rent payment of \$3,412.50 on or before September 1, 2026

**CONTRACT & TITLE:** Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the Peoples Company Trust Account. The Seller will provide a current abstract at their expense. The 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 Seller. 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 will be 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 "Price Per Acre" amount. 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.

SELLER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BIDS.

# Tract One

Tract 1 consists of 132.32 gross acres m/l with 61.96 FSA cropland acres and an average CSR2 soil rating of 57.1. Primary soil types include Ackmore silty loam, Downs silty loam, and Tama silty clay loam. These cropland acres are classified as HEL (Highly Erodible Land). Snipe Creek winds through the northeast corner of the property. The farm lies on the Jasper / Marshall County line and is located northeast of Baxter, Iowa in Section 4 of Malaka Township, Jasper County, Iowa. Access is from the north off North 115th Avenue West / 310th Street.

## TRACT 1 FARM LEASE:

The farm is leased for the 2026 farming season, and an early lease termination has been agreed upon with the current farm lease terminating on Thursday, December 31, 2026, or upon removal of all crops from the property, whichever occurs first. Tract 1 has 58 total acres leased. The yearly total cash rent for Tract 1 is \$17,400 and the Sellers will retain the first half rental payment of \$8,700. The second half rental payment for Tract 1 is \$8,700 and is due to the new Buyer on or before September 1, 2026.



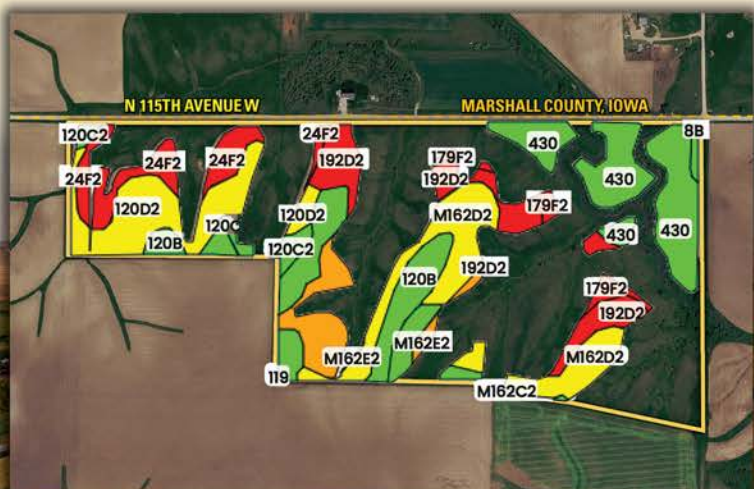
NORTH 115TH AVENUE WEST, MELBOURNE, IA 50162

**FROM NEWTON, IA:** Travel north on State Highway 14 for approximately 8 miles until State Highway 14 meets West 4th Street North. Continue north on West 4th Street North for 3 miles. The farm will be found at the intersection of West 4th Street North and North 115th Avenue West. Look for the Peoples Company signage.



57.1  
CSR2

## TILLABLE SOILS MAP



CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
430	Ackmore silt loam	11.46	18.49%	70	
M162D2	Downs silt loam	10.42	16.81%	57	
120B	Tama silty clay loam	8.90	14.36%	95	
120D2	Tama silty clay loam	8.69	14.02%	62	
192D2	Adair clay loam	6.49	10.47%	10	
24F2	Shelby loam	5.35	8.63%	21	
M162E2	Downs silt loam	4.71	7.60%	45	
M162C2	Downs silt loam	1.96	3.16%	82	
179F2	Gara loam	1.92	3.10%	16	
120C2	Tama silty clay loam	1.75	2.82%	87	
8B	Judson silty clay loam	0.32	0.52%	84	
119	Muscataine silty clay loam	0.01	0.02%	100	
WEIGHTED AVERAGE:				57.1	

**240**  
ACRES M/L

# Tract Two



Tract 2 consists of 240 gross acres m/l with 211.10 FSA cropland acres. The tillable acres carry an average CSR2 rating of 61.4 with primary soil types of Shelby loam, Tama silty clay loam, and Colo silty clay loam. The cropland acres are classified as HEL (Highly Erodible Land). Little Snipe Creek bisects the property into east and west halves with a crossing found in the middle of the farm. Access is from the east off of East 12th Street North. Located east of Baxter, Iowa and north of Newton, Iowa in Section 11 of Malaka Township, Jasper County, Iowa.

**TRACT 2 FARM LEASE:**

The farm is leased for the 2026 farming season, and an early lease termination has been agreed upon with the current farm lease terminating on Thursday, December 31, 2026, or upon removal of all crops from the property, whichever occurs first. Tract 2 has 203 total acres leased. The yearly total cash rent for Tract 2 is \$60,900 and the Sellers will retain the first half rental payment of \$30,450. The second half rental payment for Tract 2 is \$30,450 and is due to the new Buyer on or before September 1, 2026.

**EAST 12TH STREET NORTH, LAUREL, IA 50141**

**FROM NEWTON, IA:** Travel north on State Highway 14 for approximately 8 miles until State Highway 14 meets West 4th Street North. Continue north on West 4th Street North for 1 mile until reaching North 99th Avenue East. Turn right (east) onto North 99th Avenue East and travel east for 1 mile until reaching East 12th Street North. Turn left (north) onto East 12th Street North and travel north for 0.75 miles. the farm will be located on the east side of East 12th Street North. Look for the Peoples Company signage.

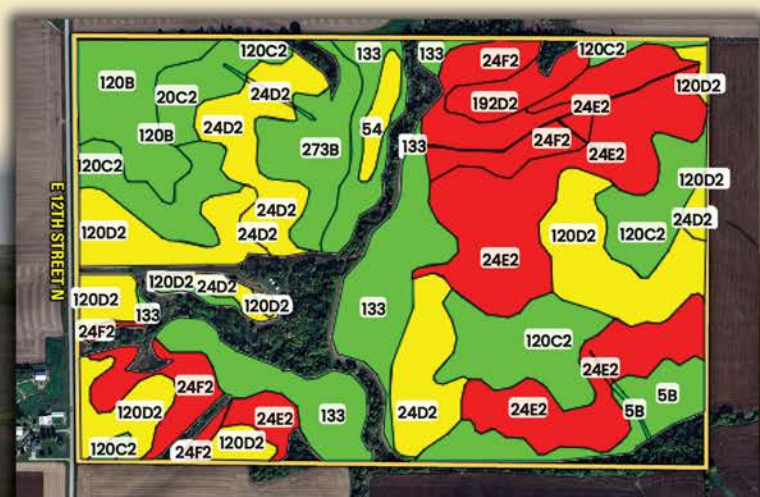
**IMPROVEMENTS**

- (2) 18' X 18' STEEL GRAIN BIN - BUILT IN 1973 - 3,200-BUSHEL STORAGE
- (1) 21' X 21' STEEL GRAIN BIN - BUILT IN 1973 - 5,000-BUSHEL STORAGE
- ALL GRAIN BINS HAVE IN FLOOR AERATION SYSTEMS IN FLOOR AUGER

14' X 27' POLE SHED - BUILT IN 1924  
CONSUMER ENERGY POWER RUNNING TO THE BIN/BUILDING SITE

**61.4**  
CSR2

## TILLABLE SOILS MAP



CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
24E2	Shelby loam	41.26	19.54%	37	Red
120D2	Tama silty clay loam	30.76	14.57%	62	Yellow
133	Colo silty clay loam	29.26	13.86%	78	Green
120C2	Tama silty clay loam	28.57	13.53%	87	Light Green
24D2	Shelby loam	21.32	10.10%	52	Yellow
24F2	Shelby loam	17.45	8.26%	21	Red
120B	Tama silty clay loam	11.98	5.68%	95	Green
273B	Olmitz loam	9.76	4.63%	89	Dark Green
5B	Ackmore-Colo complex	8.52	4.04%	77	Medium Green
20C2	Killduff silty clay loam	5.51	2.61%	81	Light Yellow
192D2	Adair clay loam	4.40	2.09%	10	Red
54	Zook silty clay loam	2.30	1.09%	60	Light Yellow
<b>WEIGHTED AVERAGE:</b>				<b>61.4</b>	

# Tract Three



EAST 31ST STREET NORTH, NEWTON, IA 50208

Tract 3 consists of 60.05 gross acres m/l with 55.41 FSA cropland acres. The tillable acres carry an average CSR2 rating of 62.8 with primary soil types of Ackmore-Colo complex, Tama silty clay loam, and Shelby loam. The cropland acres classified as HEL (Highly Erodible Land). Elk Creek runs through the property and exits in the southeast corner of the farm. Access is from the east off of East 31st Street North. Located in Section 25 of Newton Township, Jasper County, Iowa.

The farm borders the city limits of Newton, Iowa, along the east side. The future land use map for Newton indicates that this property is planned for Single-Family Residential use.

## TRACT 3 FARM LEASE:

The farms are leased for the 2026 farming season, and an early lease termination has been agreed upon with the current farm lease terminating on Thursday, December 31, 2026, or upon removal of all crops from the property, whichever occurs first. Tract 3 has 59 total acres leased. The yearly total cash rent for Tract 3 is \$19,175 and the Sellers will retain the first half rental payment of \$9,587.50. The second half rental payment for Tract 3 is \$9,587.50 and is due to the new Buyer on or before September 1, 2026.

**FROM NEWTON, IA:** Travel east on US Highway 6 for 2 miles until reaching East 31st Street North. Turn left (north) onto East 31st Street North and travel north for 0.5 miles. The farm will be located on the east side of East 31st Street North. Look for the Peoples Company signage.



**62.8**  
CSR2

## TILLABLE SOILS MAP



CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
5B	Ackmore-Colo complex	11.31	20.41%	77	
120C2	Tama silty clay loam	9.73	17.56%	87	
24D2	Shelby loam	6.16	11.12%	52	
120D2	Tama silty clay loam	5.38	9.71%	62	
179E2	Gara loam	4.89	8.82%	26	
20D2	Killduff silty clay loam	4.04	7.29%	55	
120B	Tama silty clay loam	4.01	7.24%	95	
792D2	Armstrong loam	3.80	6.86%	5	
M162C2	Downs silt loam	3.62	6.53%	82	
993D2	Gara-Armstrong loams	2.48	4.47%	26	
WEIGHTED AVERAGE:				62.8	



# Tract Four

Tract 4 consists of 27.03 gross acres m/l with an estimated 20.20 FSA cropland acres. The tillable acres carry an average CSR2 rating of 62.6 with primary soil types of Downs silt loam, Tama silty clay loam, and Gara loam. The cropland acres classified as HEL (Highly Erodible Land). Elk Creek runs through western edge of the farm. Access is from the south off of US Highway 6 and from the north off of North 4th Avenue East. Located in Section 36 of Newton Township, Jasper County, Iowa.

This farm lies within the city limits of Newton, Iowa and borders the Elk Hills East Subdivision. The future land use for this tract has not been established, but the farm could have future development potential.

U.S. HIGHWAY 6, NEWTON, IA 50208

### TRACT 4 FARM LEASE:

The farms are leased for the 2026 farming season, and an early lease termination has been agreed upon with the current farm lease terminating on Thursday, December 31, 2026, or upon removal of all crops from the property, whichever occurs first. Tract 4 has 21 total acres leased. The yearly total cash rent for Tract 4 is \$6,825 and the Sellers will retain the first half rental payment of \$3,412.50. The second half rental payment for Tract 4 is \$3,412.50 and is due to the new Buyer on or before September 1, 2026.

**FROM DOWNTOWN NEWTON, IOWA:** Travel east on US Highway 6 for 4.25 miles. The farm will be located on the north side of US HWY 6. Look for the Peoples Company signage.



62.6  
CSR2

## TILLABLE SOILS MAP



CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
M162D2	Downs silt loam	10.32	51.09%	57	Yellow
120C2	Tama silty clay loam	5.20	25.74%	87	Green
179E2	Gara loam	2.76	13.66%	26	Red
5B	Ackmore-Colo complex	1.03	5.10%	77	Orange
120B	Tama silty clay loam	0.73	3.61%	95	Light Green
993D2	Gara-Armstrong loams	0.16	0.79%	26	Red
<b>WEIGHTED AVERAGE:</b>				<b>62.6</b>	





1108 S. 44TH STREET, SUITE 102  
CUMMING, IA 50061



PEOPLESCOMPANY.COM  
LISTING #19253



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# Jasper County

459.40

ACRES M/L

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