

BOONE COUNTY, IOWA

ONLINE ONLY FARMLAND AUCTION

80.20 ACRES M/L

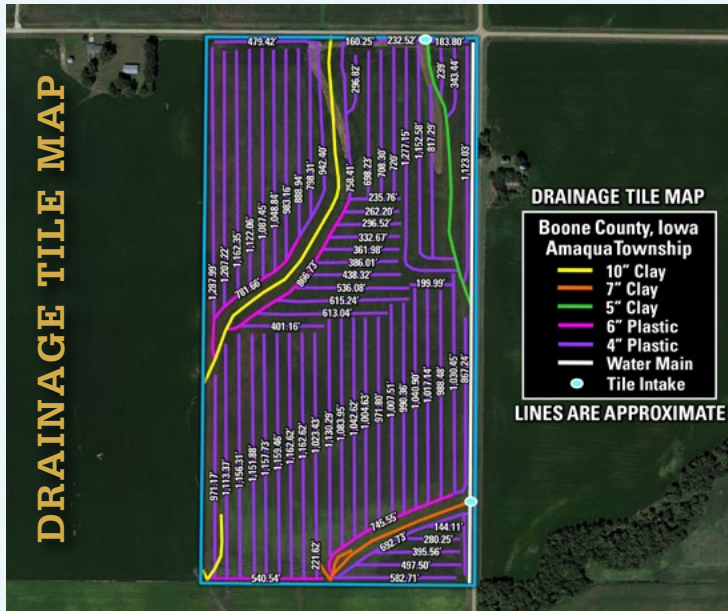
**BIDDING IS CURRENTLY LIVE AND WILL REMAIN OPEN UNTIL
THURSDAY, JUNE 4TH, 2026, AT 4:00 PM CENTRAL TIME ZONE (CST)**

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 **PEOPLES**TM
COMPANY
INTEGRATED LAND SOLUTIONS

Boone County, Iowa Online Only Farmland Auction - Mark your calendars for Thursday, June 4th, 2026! Peoples Company is pleased to be representing the Sarah Jane Stark Trust in the sale of 80.20 surveyed acres located north of Beaver, Iowa and northwest of Ogden, Iowa. The farm has 76.36 FSA cropland acres that include 1.47 acres of established waterways on the north side of the farm.

The cropland acres have an average CSR2 soil rating of 82.5, and prominent soil types include highly productive Clarion loam and Webster clay loam. Over 80% of the tract boasts an average CSR2 soil rating of 86 or higher, exceeding the Boone County, Iowa average CSR2 soil rating of 75. The farm is currently in a 50/50 crop share lease, and the Seller and current tenant are going to remain in the crop share for the 2026 growing season. The Seller will give a rent credit of \$150 per acre on the 76.36 FSA cropland acres, totaling \$11,454 that will be paid at closing. Contact the listing agent for more information.



The farm was pattern tiled in December of 2013, where 49,730 feet of 4" plastic tile and 2,934 feet of 6" plastic tile were installed with 60-foot spacings. There were existing clay tile lines on the farm, ranging in size from 5" to 10". The farm lies at the bottom of the private drainage district Rinehart. *Boone County does not assist with repairs or tile maintenance in the private drainage district, and any improvements or repairs are handled privately by the landowners included in the district.

Located within close proximity to U.S. Highway 169 and U.S. Highway 30, this farm is ideally located near multiple grain marketing options including the Landus Cooperatives in Beaver and Boxholm, Iowa and the Louis Dreyfus ethanol plant in Grand Junction, Iowa. This tract would make for a great add-on tract to an existing farming operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation. Access to the tract is from the north off 190th Street and the east off C Avenue. Located in Section 20 of Amaqua Township, Boone County, Iowa.

Yield history confirms the farm has been a strong producer with an Approved APH (Actual Production History) Yield of 233 bushels per acre for corn and 65 bushels per acre for soybeans, compared to the Boone County, Iowa 10-year average of 206 bushels per acre for corn and 59 bushels per acre for soybeans.

CROP YIELDS		
Year	Corn (APH)	Soybeans (APH)
2016		57
2017	209	
2018		68
2019	197	
2020		51
2021	253	
2022		65
2023	236	
2024		71
2025	215	
Average Yield History	222	62
Approved APH Yields	233	65

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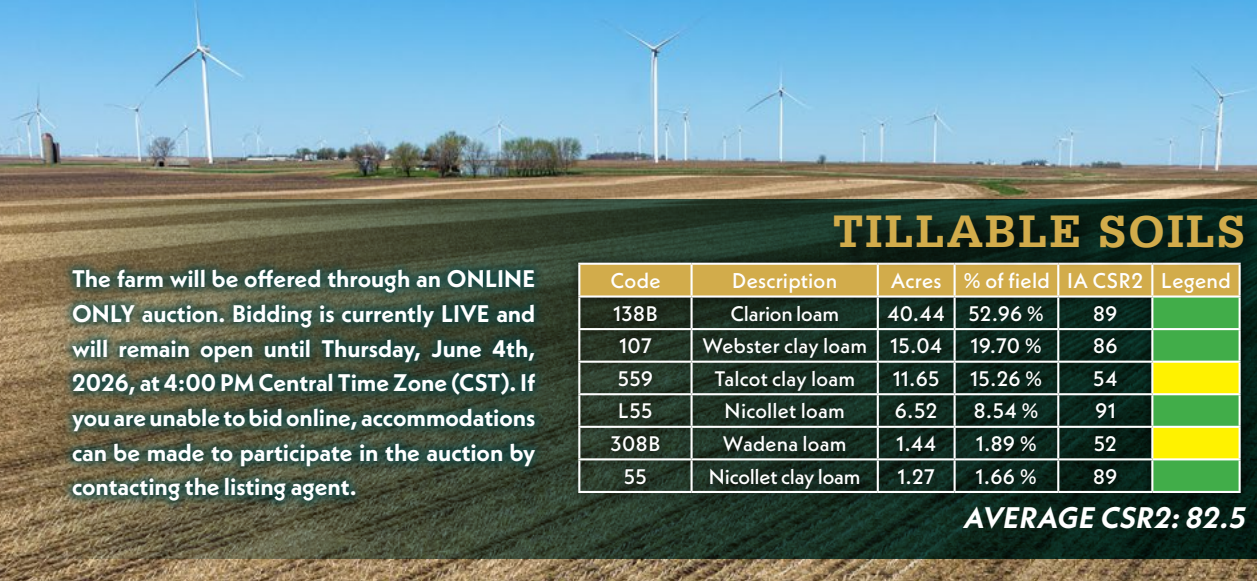
Feb. 27 @ 10:00AM CST
Listing #: 13113
80 acres M/L to be sold at auction. This property consists of 80 acres, of which...

Mar. 11 @ 1:00PM CST
Listing #: 13208
160 acres M/L to be sold at auction. This property consists of 160 acres M/L...

Mar. 15 @ 10:00AM CST
Listing #: 13097
150 acres M/L to be sold at auction. This property consists of 150 acres M/L...

READY TO BID?
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.

Download on the App Store | GET IT ON Google play



TILLABLE SOILS

The farm will be offered through an **ONLINE ONLY** auction. Bidding is currently **LIVE** and will remain open until **Thursday, June 4th, 2026, at 4:00 PM Central Time Zone (CST)**. If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing agent.

Code	Description	Acres	% of field	IA CSR2	Legend
138B	Clarion loam	40.44	52.96 %	89	Green
107	Webster clay loam	15.04	19.70 %	86	Green
559	Talcot clay loam	11.65	15.26 %	54	Yellow
L55	Nicollet loam	6.52	8.54 %	91	Green
308B	Wadena loam	1.44	1.89 %	52	Yellow
55	Nicollet clay loam	1.27	1.66 %	89	Green

AVERAGE CSR2: 82.5



AUCTION DETAILS & TERMS

Boone County, Iowa Online Only Farmland Auction
80.20 Acres M/L
Bidding Ends: Thursday, June 4th, 2026, at 4:00 PM
The Bidding is currently LIVE

Seller: The Sarah Jane Stark 2015 Trust

Offering 80.20 acres m/l of Boone 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, June 4th, 2026, at 4:00 PM Central Time Zone (CST)** with closing taking place on or before **Tuesday, July 21, 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 prior to the close of the auction for approval to bid. The Seller has the right to accept or reject any and all bids. 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.

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.

ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

How to Bid: Open the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the **BID NOW** icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction, click **REGISTER TO BID**. From there, you will need to create a bidder account. Once that is created, you can bid on any of our Online Auctions.

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 Boone 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 Boone County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required upon conclusion of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in Peoples Company's Trust Account.

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

Farm Lease: The farm is in a 50/50 crop share lease for the 2026 growing season. The Seller will credit the Buyer \$150 per acre on the 76.36 FSA cropland acres, totaling \$11,454 that will be paid at closing.

Closing: Closing will occur on or about **Tuesday, July 21, 2026**. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Contract & Title: Immediately upon 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. The Seller will provide a current abstract at their expense. 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: Buyer willfully acknowledges that they have performed their due diligence before bidding on this tract and 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. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics may vary from the figures stated within the marketing material. Buyers 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.



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



PeoplesCompany.com
Listing #19289



SCAN THE QR
CODE TO VIEW THIS
LISTING ONLINE!

BOONE COUNTY, IOWA

ONLINE ONLY FARMLAND AUCTION

DIRECTIONS

From Ogden, Iowa: From Ogden, Iowa: Head west on U.S Highway 30 for 4 miles. Then turn right (north) onto U.S. Highway 169 for 3 miles. Then turn left (west) onto 190th Street for 1 mile. The farm will be on the south side of the road. Look for Peoples Company signs.



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