

LISTING #19301



LAND AUCTION

HAMILTON

IOWA COUNTY



TUESDAY, JUNE 2, 2026 ■ 10AM

BRIGGS WOODS CONFERENCE CENTER

2501 Briggs Woods Trail | Webster City, Iowa 51652

ADAM CURRAN IA LIC 556876000
641.203.2931 | ADAM@PEOPLES COMPANY.COM

KENNY HERRING, ALC IA LIC 561643000
515.783.8718 | KENNY@PEOPLES COMPANY.COM

80

ACRES M/L

LAND AUCTION HAMILTON IOWA COUNTY

Mark your calendar for Tuesday, June 2, 2026. Peoples Company is honored to represent The Frances Heinzerth Residuary Trust in the absolute sale of 80 acres m/l located just south of Webster City, Iowa. This quality farmland will be offered as a single tract via public auction with online bidding available. The auction will be held at 10:00 AM at the Briggs Woods Conference Center.

The farm includes 78.88 FSA cropland acres currently in row crop production, carrying a strong CSR2 rating of 85.1. The primary soil types consist of highly productive Canisteo Clay Loam and Webster Clay Loam, supporting consistent yields and long-term productivity.

This tract is designated as NHEL (Non-Highly Erodible Land) and has been improved with private drainage tile. The property offers excellent access to major transportation routes, including nearby Iowa Highway 20 and Iowa Highway 17, along with several competitive grain marketing options in the immediate area. The farm is located in Section 23 of Freedom Township, Hamilton County, Iowa.

The auction will also be available through Peoples Company's Virtual Online Auction platform, allowing bidders to participate remotely via the company website. Additionally, the auction can be followed live on Peoples Company's Facebook page on the day of the sale.



250TH STREET WEBSTER CITY, IA 50595

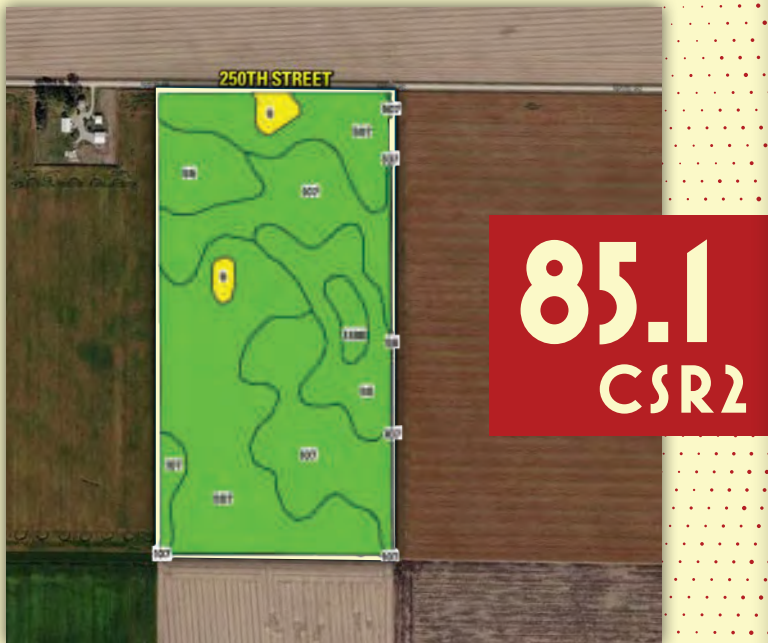
FROM WEBSTER CITY: Take Tunnel Mill Road south to 250th Street. Turn right and go west on 250th Street to the property on the south side of the road.

80 ACRES M/L

LISTING #19301

TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
507	Canisteo clay loam	35.24	44.67%	84	
107	Webster clay loam	25.79	32.69%	86	
55	Nicollet clay loam	14.40	18.25%	89	
6	Okoboji silty clay loam	1.81	2.29%	59	
138B	Clarion loam	1.65	2.09%	89	
WEIGHTED AVERAGE: 85.1					



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.



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: The tract will be offered via Public Auction and will take place on Tuesday, June 2, 2026, at 10:00 AM at the Briggs Woods Conference Center in Webster City, Iowa. The farmland tract will be sold on a per-acre basis through a traditional auction method. 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 in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Hamilton 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 Hamilton 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 Peoples Company's Trust Account.

CLOSING: Closing will occur on or before Tuesday, July 14, 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 the current tenants' rights.

FARM LEASE: The farm is leased for the 2026 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. 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 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.

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.



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



PeoplesCompany.com
Listing #19301



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

LAND AUCTION HAMILTON IOWA COUNTY

TUESDAY, JUNE 2, 2026 ■ 10AM

BRIGGS WOODS CONFERENCE CENTER
2501 Briggs Woods Trail | Webster City, Iowa 51652

ADAM CURRAN IA LIC 556876000
641.203.2931 | ADAM@PEOPLESCOMPANY.COM

KENNY HERRING, ALC IA LIC 561643000
515.783.8718 | KENNY@PEOPLESCOMPANY.COM