



# ONLINE-ONLY FARMLAND AUCTION



BIDDING ENDS: WEDNESDAY, JUNE 24TH, 2026, AT 4:00 PM

## WEBSTER COUNTY, IOWA



# 64.52 ACRES M/L

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**LISTING #19310**  
 **PEOPLES**<sup>™</sup>  
**COMPANY**  
INTEGRATED LAND SOLUTIONS



# FARM DETAILS **64.52 ACRES M/L**

Webster County, Iowa Online Only Farmland Auction - Mark your calendars for Wednesday, June 24th, 2026! Peoples Company is pleased to represent the beneficiaries of the Mary Ramona Lee Revocable Trust in the sale of their farm located southeast of Fort Dodge, Iowa, and southwest of Duncombe, Iowa. The farm is a Century Farm, having been a family heirloom since the 1800s, and, as long-tenured holding is traditional with farmland ownership, this farm might not be available to the open market for another 100 years. Highly tillable farmland tracts of this size make for a great opportunity for the beginning farmer, an investor looking to diversify their portfolio, or an existing farm operation looking to add a more affordable tract compared to larger farm offerings.

This nearly 100% tillable farm consists of 64.52 gross acres m/l with 62.97 FSA cropland acres. The average CSR2 soil rating for the tillable acres is 86.3, exceeding the Webster County, Iowa average CSR2 soil rating of 75.1. Primary soil types include highly productive Webster clay loam, Nicollet clay loam, and Clarion loam. The farm is leased for the 2026 growing season under a Cash Rent Lease with a Flex Lease provision that allows for a Bonus Rent payment to be made dependent upon commodity prices throughout the year. The Buyer/Winning Bidder will receive the second half of the cash rent payment and any bonus payment owed for the 2026 farm year on November 1, 2026. Contact the listing agents for the farm lease details.

According to the Webster County assessor, private drainage tile is located in the southern portion of the farm, and the tract lies within two drainage districts, Drainage District 370 and Drainage District 151. The farm lies at the top of Drainage District 151 and in the middle of Drainage District 370. There are three tile intakes in the northern half of the farm, indicating that additional tile may be present.

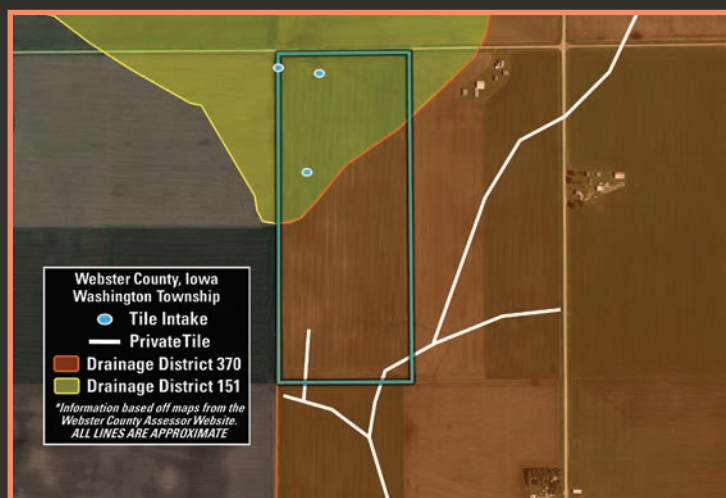
The field lies 2.5 miles south of U.S. Highway 20, offering quick access to local grain markets, including the Cargill Ethanol Plant just west of Fort Dodge, and other marketing options near Otho, Webster City, and Kamrar, Iowa. Don't miss this chance to buy a productive piece of Webster County, Iowa farmland!

This tract will be offered through an ONLINE ONLY auction. Bidding is currently LIVE and will remain open until Wednesday, June 24th, 2026, at 4:00 PM Central Time Zone (CDT). If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing agent.



Scan the QR code to view this listing online

## TILE MAP



# TILLABLE SOILS MAP **CSR<sub>2</sub> 86.3**

Code	Soil Description	Acres	% of Field	CSR <sub>2</sub>	
107	Webster clay loam	42.89	68.11%	86	■
55	Nicollet clay loam	13.39	21.26%	89	■
138B	Clarion loam	5.37	8.53%	89	■
6	Okoboji silty clay loam	1.32	2.10%	59	■
<b>Weighted Average</b>				<b>86.3</b>	



## 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 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.

Offering Webster 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 Wednesday, June 24th, 2026, at 4:00 PM Central Time Zone (CDT), with closing taking place on or before Tuesday, August 11th, 2026. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all 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.

**Auction Method:** The farm will be offered via Online-Only Auction and will be sold on a per-acre basis.

**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 Webster 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 Webster 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's Trust Account.

**Closing:** Closing will occur on or before Tuesday, August 11th, 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 is leased for the 2026 growing season under a Cash Rent Lease with a Flex Lease provision that allows for a Bonus Rent payment to be made dependent upon commodity prices throughout the year. The Buyer/Winning Bidder will receive the second half of the cash rent payment and any bonus payment owed for the 2026 farm year on November 1, 2026. Contact the listing agents for the farm lease details.

**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. The sale is not contingent upon Buyer financing.

**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, it 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. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made 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.

**Seller reserves the right to accept or reject any and all bids.**

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



PeoplesCompany.com  
Listing #19310

*Designed by Ryan Ferguson*

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## WEBSTER COUNTY, IOWA



### DIRECTIONS

From Duncombe, Iowa: Head west on Walnut Street for 1 mile. Turn left (south) onto County Road P73 and go for 3.8 miles. Next, turn right onto 260th Street and go for 2 miles. The farm will be on the left (south) side of the road. Look for Peoples Company signs.

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