

LISTING #19318
PEOPLES COMPANY.COM

PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

★ FARMLAND AUCTION ★

GUTHRIE COUNTY

Iowa

★ 145.60 ★

Acres M/L Available

TUESDAY, JUNE 30, 2026 ★ 10:00 AM

YALE COMMUNITY BUILDING 206 N MAIN STREET | YALE, IA 50277

MATT ADAMS IA LIC S59699000
515.423.9235 | Matt@PeoplesCompany.com

DAVID BLUM IA LIC S72684000
712.830.2585 | David.Blum@PeoplesCompany.com

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GUTHRIE COUNTY

Iowa

Peoples Company is pleased to be representing Martin Wood & Kevin Wood in the sale of their Guthrie County farm located just south of Yale, Iowa. The property consists of 145.60 gross acres m/l situated in Section 9 of Cass Township, Guthrie County, Iowa.

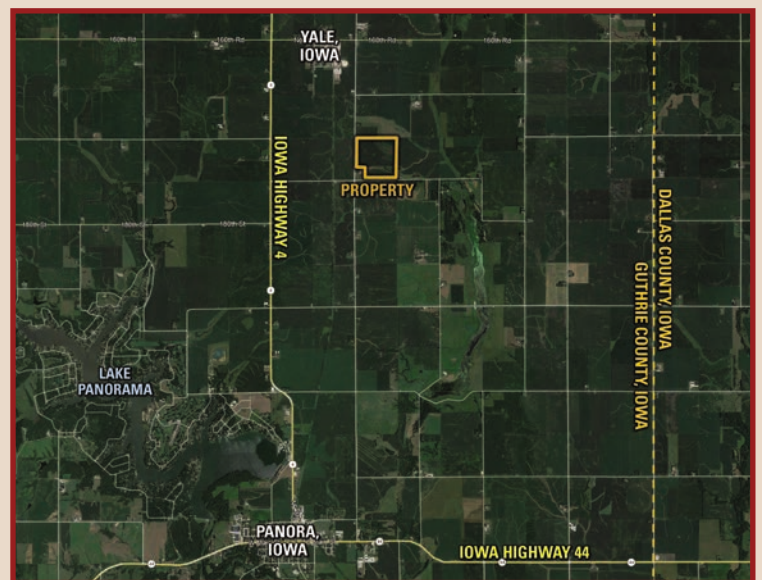
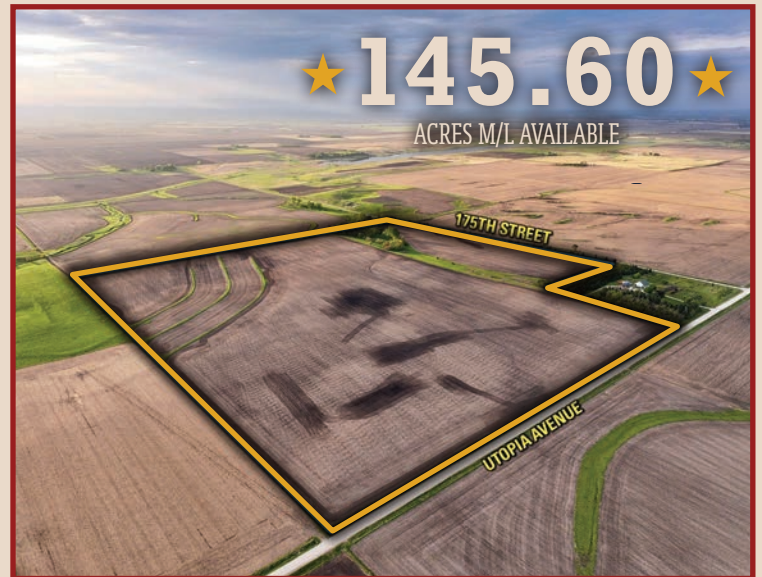
Offered as one tract, the farm includes 133.94 FSA cropland acres classified as NHEL (Non-Highly Erodible Land) and a fantastic CSR2 soil rating of 87.5. Prominent soil types include Clarion loam, Canisteo clay loam, and Nicollet loam. The balance of the tract consists of a grass waterway running west to east across the southern 1/3 of the farm and includes a small rustic cabin built in 2007 that sits within a secluded timbered patch looking over a catch pond. Access is from Utopia Avenue from the west, and the farm sits just 1 mile off Iowa Highway 4, offering quick access to the Iowa Highway system.

Approximately 3.12 acres of waterway exists between the current north and south tillable portions of the farm, which could be converted to add to more tillable acres. Primary soils within the 3.12 acres include Clarion loam and Webster clay loam, and carry a CSR2 rating of 85.9.

Established grass terraces are located in the northeast corner of the tract. There are 6 tile intakes in the terraces, indicating that drainage tile may be present. The farm lies in Drainage District 3, a primarily open ditch district, and Drainage District 17, which has county drainage tile but it does not fall on the farm.

The farm is leased for the 2026 growing season, which runs through March 1, 2027. Sellers will retain all of the 2026 cash rent payment but in return have an extended closing date of September 16, 2026. The farm lease will be terminated prior to closing with farming rights being available for the 2027 growing season.

Grain marketing options are located nearby with Landus Cooperative locations in Yale and Panora, Iowa, as well as a NEW Cooperative location a few miles north in Jefferson, Iowa. **Don't miss this opportunity to own land in a tightly held area where land rarely makes it to the open market!**



UTOPIA AVENUE & 175TH STREET YALE, IA 50277

FROM PANORA, IOWA: Travel north on Iowa State Highway 4 for approximately 4.25 miles until reaching 175th Street. Turn right (east) on 175th Street and travel east for 1 mile. The farm is located at the intersection of 175th Street and Utopia Avenue. The farm lays north of 175th Street and east of Utopia Avenue, and the farm ground can be accessed via Utopia Avenue. Look for the Peoples Company signage.

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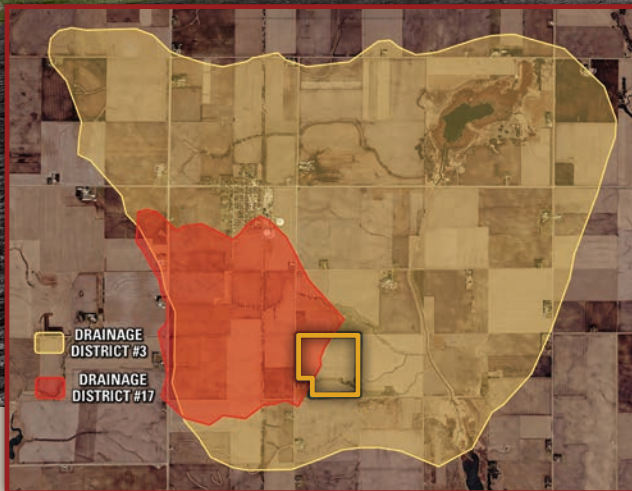


Not able to make it to the live auction but still want to bid? No problem!

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.



★ DRAINAGE DISTRICT MAP ★



★ TILE INTAKE MAP ★



★ TILLABLE SOILS MAP ★

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
L138B	Clarion loam	94.58	70.61%	88	
L138C2	Clarion loam	15.20	11.35%	83	
L507	Canisteo clay loam	9.84	7.35%	87	
L55	Nicollet loam	7.47	5.58%	91	
L107	Webster clay loam	6.65	4.97%	88	
L62D2	Storden loam	0.20	0.15%	41	
WEIGHTED AVERAGE:				87.5	

★ CSR2: 87.5 ★

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Auction Terms & Conditions

SELLERS: Martin Wood & Kevin Wood

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 farmland will be sold as one individual tract on a price-per-acre basis to the High Bidder.

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 Guthrie 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 Guthrie 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 a check or wire transfer. All funds will be held in Peoples Company's Trust Account.

CLOSING: Closing will occur on or before Wednesday, September 16, 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 Tenant's Rights.

FARM LEASE: The farm is leased for the 2026 growing season, which runs through March 1, 2027. Sellers will retain all of the 2026 cash rent payment but in return have an extended closing date of September 16, 2026. The farm lease will be terminated prior to closing with farming rights being available for the 2027 growing season.

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 description in the marketing material should not be used in legal documents. Full legal description 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



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

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