



199.46
Acres M/L

WASHINGTON COUNTY, IA

ALL BIDS DUE PRIOR TO 12:00 PM ON JUNE 16, 2026

Riley Sieren | 319.591.0111
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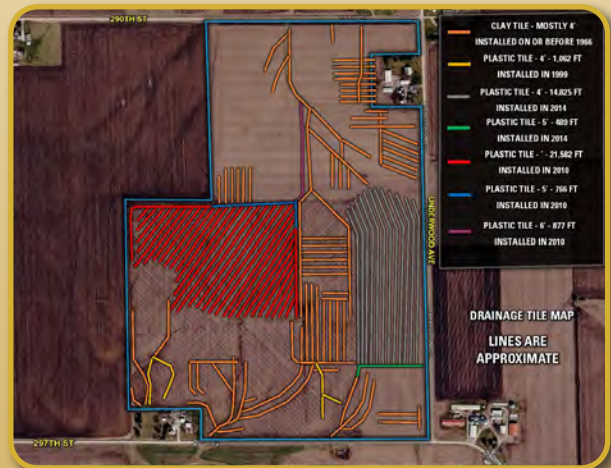
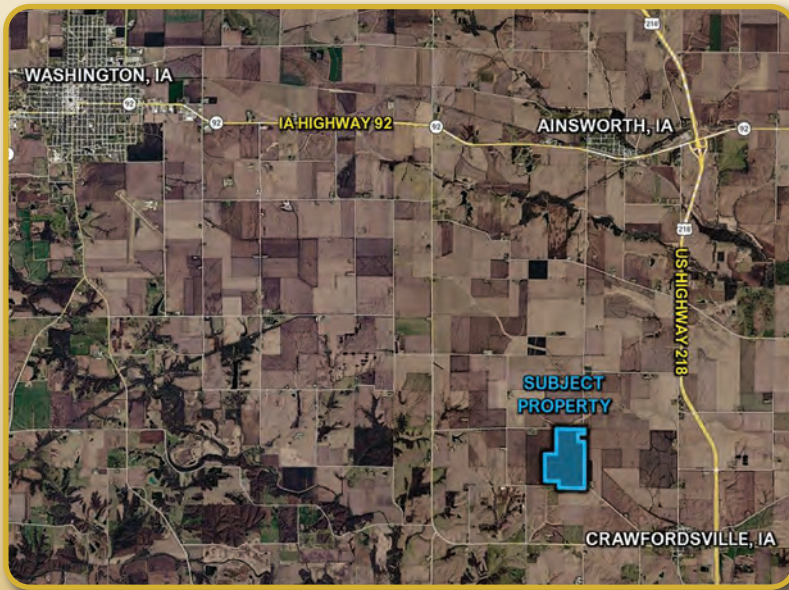
WASHINGTON COUNTY, IA

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Peoples Company & Jensen & Associates are pleased to represent Fulton Legacy Acres in the sale of 199.46 acres m/l of premium Washington County, Iowa, farmland, ideally located just off US Highway 218 and within a short drive of Crawfordville, Iowa. With excellent access and a strong agricultural presence in the surrounding area, this tract presents a rare opportunity in a highly regarded farming community.

This farm has been proudly held in the same family since 1939, nearly 87 years, making this a truly rare opportunity to acquire a legacy property with a long-standing history of ownership and stewardship. The farm will be offered via Sealed Bid Sale, with all bids due prior to 12:00PM "Noon" (CST) on June 16, 2026.

The entire farm contains 191.18 tillable acres carrying an impressive CSR2 rating of 77.8. Main soil types include Kalona Silty Clay Loam, Nira Silty Clay Loam, & Mahaska Silty Clay Loam. Buyers have the option to submit bids on the entire farm or on tracts 1 and 2, respectively. Final bids will be made on gross surveyed acres. The Fulton Legacy Farm is rented for the 2026 farming season, the buyer will receive \$33,456.50, the second half cash rent at closing. Situated 1.25 miles northwest of Crawfordville, IA, this meticulously maintained farm offers high-quality soils, tile improvements, and the opportunity to add a high quality tillable farm to your farming operation or land holdings portfolio.



Directions

From Crawfordville, IA, go west out of town and turn north onto 297th Street. Travel for approximately 1 mile. The farm will be located on the north side of the road.

Yield History

2025 Corn 242bu - Soybeans 63bu
2024 Corn 229bu - Soybeans 77bu

2023 Corn 239bu - Soybeans 61bu
2022 Corn 196bu - Soybeans 77bu

TRACT ONE

69.31 ACRES M/L | CSR2 82.4

Tract 1 includes 68 acres m/l, with approximately 65.63 FSA cropland acres carrying an impressive CSR2 rating of 82.4, representing a strong, nearly all-tillable row crop farm in a highly sought-after area. If bought as an individual tract, the buyer will receive \$11,485 as a credit at closing.

Primary soil types consist of Nira and Mahaska Silty clay loams, both known for their productivity and crop performance. The farm is considered all NHEL Non-Highly Erodible Land and has extensive field tile in place. See attached Tile Map for reference.

Located in Section 8 of Crawford Township, Washington County, IA. This tract offers both strong income potential and long-term investment value.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% Of Field	Legend	CSR2
570B	Nira silty clay loam	27.96	42.60%		81
280	Mahaska silty clay loam	16.34	24.90%		94
279	Taintor silty clay loam	8.24	12.56%		83
779	Kalona silty clay loam	7.55	11.50%		71
570C2	Nira silty clay loam	4.46	6.80%		71
87B	Colo-Zook silty clay loams	1.08	1.65%		68
Weighted Average					82.4



SCAN THE QR CODE
TO VIEW THIS
LISTING ONLINE

SEADLED BID AUCTION

Washington County, Iowa

All bids due prior to 12:00 PM on June 16, 2026

TRACT TWO

130.15 ACRES M/L | CSR2 75.4

Tract 2 includes 128 acres m/l, with approximately 125.55 FSA cropland acres carrying an impressive CSR2 rating of 75.4, representing a strong, nearly all-tillable row crop farm in a highly sought-after area. If bought as an individual tract, the buyer will receive \$21,971 as a credit at closing.

Primary soil types consist of Kalona and Mahaska Silty clay loams, both known for their productivity and crop performance. The farm is considered all NHEL Non-Highly Erodible Land and has extensive field tile in place. See attached Tile Map for reference.

Located in Section 8 of Crawford Township, Washington County, IA. This tract offers both strong income potential and long-term investment value.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% Of Field	Legend	CSR2
779	Kalona silty clay loam	49.45	35.39%		71
280	Mahaska silty clay loam	25.09	19.98%		94
570B	Nira silty clay loam	18.44	14.69%		81
279	Sperry silt loam	14.80	11.79%		83
122	Nira silty clay loam	9.54	7.60%		36
570C2	Nira silty clay loam	4.77	3.80%		71
570C3	Nira silty clay loam	1.49	1.19%		64
222D2	Clarinda silty clay loam	1.03	0.82%		15
281B	Otely silty clay loam	0.95	0.76%		91
Weighted Average					75.4



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TERMS & CONDITIONS

ALL BIDS DUE PRIOR TO 12:00 PM ON JUNE 16, 2026

Sealed Bid Submittal Process & Deadline: Sealed Bids, in written or electronic format, for the Property will be due no later than 12:00 "Noon" P.M. CST, on Tuesday, June 16th, 2026, to the following:

Peoples Company / Jensen & Associates
117 S Locust Street
Winfield, Iowa 52659
Riley@PeoplesCompany.com

Sealed Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Listing Agent Riley Sieren by phone at (319) 591.0111 or by email at Riley@PeoplesCompany.com. Handwritten bids, if legible, may be acceptable in the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids can be submitted via mail or email but must be received by the deadline date to be considered.

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer or enter into negotiations with one or more Bidders. Upon the Seller's acceptance of any bid or offer, the winning Bidder(s) and Seller shall enter into a binding Purchase Agreement to Buy. The Seller shall not be obligated or bound to sell the Property until Seller has entered into a fully executed Purchase Agreement.

Agency: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the sales transactions.

Farm Program Information: Farm Program Information is provided by the Washington County Farm Service Agencies. 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 Washington County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required at the time of signing the Purchase Agreement. The earnest money payment

may be paid in the form of or check or wire transfer. All funds will be held in the Peoples Company Trust Account.

Closing: Closing will occur on or before Thursday, July 30th, 2026. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Possession: Possession of the farm will be given at closing. Subject to tenants rights.

Farm Lease: The farm lease has been terminated and is open for the 2027 cropping season. Second half cash rent will be given to the buyer as a credit at closing.

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. 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.

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. The 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.

JENSEN & ASSOCIATES

319.313.2923

12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #19372

Designed by Ryan Ferguson



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