

IOWA LAND AUCTION | JULY 31, 2026, AT 10:00 AM

Madison County

LISTING #19385

OFFERED IN THREE TRACTS

75.33 ACRES M/L

AUCTION LOCATION

MADISON COUNTY FAIRGROUNDS IN WINTERSET, IA



DARAN BECKER | 515.979.3498
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Madison County

75.33 ACRES M/L | OFFERED IN THREE TRACTS

IOWA LAND AUCTION | JULY 31, 2026, AT 10:00 AM

FARM DESCRIPTION

Offered in Three Tracts

SELLER

Ida V Morse Estate - Darrel Goodhue as Referee

AUCTION LOCATION

Jackson Building - Madison County Fairgrounds

Madison County, Iowa Land Auction! Peoples Company is honored to present the sale of 75.33 surveyed acres m/l of premium recreational land located just southwest of Winterset, Iowa, in Madison County. This unique offering presents an excellent opportunity to purchase quality recreational property, attractive building sites, and a rural acreage in one of Iowa's most desirable counties. The property will be offered in three individual tracts and sold at Public Auction on July 31, 2026, at 10:00 A.M. (CST) at the Madison County Fairgrounds in Winterset, Iowa.

Tract 1: 3.9 surveyed acres m/l improved with a 1,344-square-foot log cabin home built in 1978.

Tract 2: 31.43 surveyed acres m/l featuring an estimated 3.93 acres enrolled in CRP and 18.25 additional cropland acres currently utilized as pasture.

Tract 3: 40 surveyed acres m/l featuring an estimated 24.53 acres enrolled in CRP and a CSR2 rating of 60.4.

Tract 1 will be offered using the Traditional Auction method through a live, in-person auction with a virtual online bidding option available. Bids on Tract 1 will be placed on a "Whole Dollar Basis". Following the conclusion of bidding on Tract 1, Tracts 2 and 3 will be offered using the "Buyer's Choice" auction method. Under the "Buyer's Choice" method, the high bidder may elect to purchase one or both tracts for their high bid. "Buyer's Choice" auctioning will continue until both Tracts 2 and 3 have been purchased and removed from the auction. Tracts will not be offered in their entirety or in any combination following the auction.



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PEOPLESCOMPANY.COM

SCAN THE QR CODE
to view this listing online.

TRACT ONE 3.9 SURVEYED ACRES M/L

Tract 1 consists of 3.9 surveyed acres m/l located on 235th Trail and features a charming 1,344-square-foot log cabin home built in 1978, overlooking the picturesque rolling countryside of Madison County. The home offers three bedrooms, one and one-half bathrooms, a spacious wraparound porch, and a full basement, providing comfortable country living with exceptional rural views.

Additional improvements include a 52-foot by 75-foot steel building with an open lean-to along the south side, as well as a paddock area, making this property well-suited for livestock, horses, or a small hobby farm operation. Combining scenic beauty, functional improvements, and rural lifestyle amenities, Tract 1 presents an outstanding acreage opportunity.

An open house to view the dwelling on Tract 1 will be held on Friday, July 10th, from 2:00 to 6:00 PM. All prospective buyers are required to attend the open house or obtain prior approval from the listing agent before entering the property.

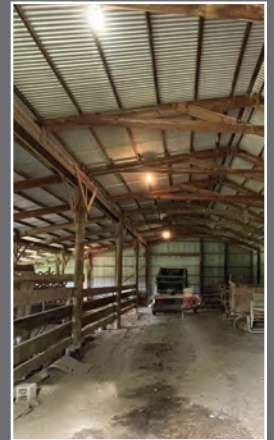
Tract 1 is located southwest of Winterset, Iowa, in Section 12 of Webster Township, Madison County, Iowa.

The home will sell as-is. The Septic System was installed in 2003, and the Buyer will be responsible for the cost of bringing the septic system up to code.

The Tenant for Tract 2 will need access to the building on Tract 1 until March 1, 2027.

OPEN HOUSE:
FRIDAY, JULY 10, 2026
2:00 PM - 6:00 PM

HOME ADDRESS:
1551 235TH TRAIL
WINTERSET, IA 50273



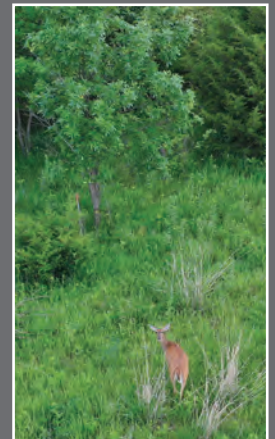


TRACT TWO 31.43 SURVEYED ACRES M/L

Tract 2 consists of 31.43 surveyed acres m/l located on 235th Trail and offers an attractive combination of recreational appeal, income potential, and a beautiful building site location. The tract includes 22.18 FSA cropland acres, with an estimated 3.93 acres currently enrolled in CRP, generating annual payments of \$588.52 (\$149.75 per acre) through 2030. The remaining tillable acres are currently utilized as pasture. The pasture is rented until February 28, 2027, along with the hunting rights. Contact the Listing Agent for more information.

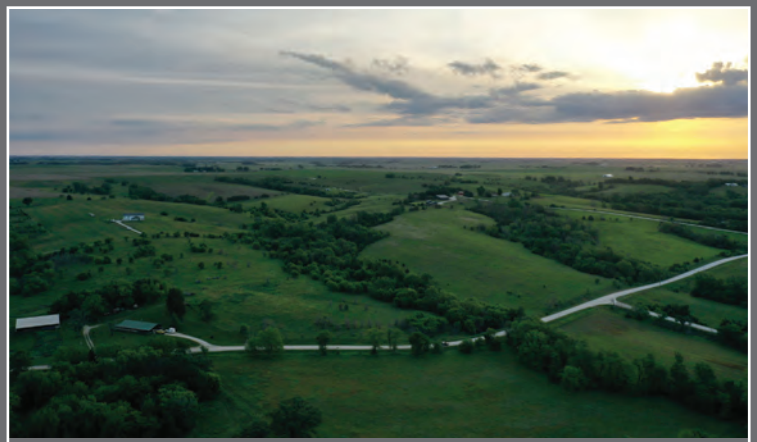
Timbered draws and native grass cover create ideal wildlife habitat, offering excellent hunting opportunities for whitetail deer, turkey, and upland game birds. With a blend of income-producing acres and recreational value, Tract 2 is well-suited for outdoor enthusiasts, investors, or those looking to establish a country residence.

Tract 2 is located southwest of Winterset, Iowa, in Section 12 of Webster Township, Madison County, Iowa.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% Of Field	Legend	CSR2
76C2	Lodoga silt loam	8.65	47.40%		75
179E2	Gara loam	4.65	25.48%		32
76B	Lodoga silt loam	3.02	16.55%		86
1134	Colo-Ely silty clay loam	0.81	4.44%		59
179F2	Gara loam	0.57	3.12%		16
273B	Olmitz loam	0.55	3.01%		89
Weighted Average					63.7

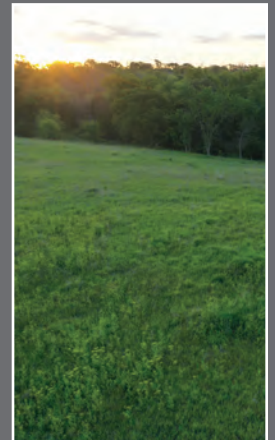


TRACT THREE 40 SURVEYED ACRES M/L

Tract 3 consists of 40 surveyed acres m/l located on Francesca Avenue and offers an outstanding combination of recreational opportunities, CRP income, and an exceptional building site. The tract includes an estimated 24.53 FSA cropland acres currently enrolled in the Conservation Reserve Program (CRP), generating annual income of \$3,673.37 (\$149.75 per acre) through 2030.

A small pond, timbered draws, and established native grasses create excellent wildlife habitat, supporting healthy populations of whitetail deer, turkey, and upland game birds. Whether you are seeking a recreational getaway, income-producing land investment, or a scenic rural homesite, Tract 3 offers a variety of possibilities.

Tract 3 is located southwest of Winterset, Iowa, in Section 12 of Webster Township, Madison County, Iowa.



CRP MAP

Code	Soil Description	Acres	% Of Field	Legend	CSR2
76C2	Lodoga silt loam	16.69	68.03%	Green	75
179E2	Gara loam	4.78	19.49%	Red	32
65E3	Lindley soils	2.72	11.09%	Red	22
76D2	Lodoga silt loam	0.28	1.14%	Orange	49
1134	Colo-Ely silty clay loams	0.06	0.24%	Yellow	59
Weighted Average					60.4





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



PeoplesCompany.com
Listing #19385

Designed by Ryan Ferguson

AUCTION TERMS & CONDITIONS

Auction Location:

Jackson Building - Madison County Fairgrounds
1146 Summit Street - Winterset, IA 50273

Seller: Ida V Morse Estate - Darrel Goodhue as Referee

Online Bidding: Register to bid at <http://peoplescompany.bidvrangler.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 tracts will be sold via Public Auction on Friday, July 31st, 2026, at 10:00 AM at the Madison County Fairgrounds in Winterset, Iowa. Tract 1 will be offered using the Traditional Auction method through a live, in-person auction with a virtual online bidding option available. Bids on Tract 1 will be placed on a "Whole Dollar Basis". Following the conclusion of bidding on Tract 1, Tracts 2 and 3 will be offered using the "Buyer's Choice" auction method. Under the "Buyer's Choice" method, the high bidder may elect to purchase one or both tracts for their high bid. "Buyer's Choice" auctioning will continue until both Tracts 2 and 3 have been purchased and removed from the auction. Tracts will not be offered in their entirety or in any combination following the auction.

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 they are representing themselves in completing the auction sales transaction.

Financing: The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

Farm Program Information: Farm Program Information is provided by the Madison 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 Madison 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 September 18th, 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.

Farm Lease: The pasture on Tract 2 is rented until February 28, 2027, along with the hunting rights. The Tenant for Tract 2 will need access to the building on Tract 1 until February 28th, 2027. Contact the Listing Agent for more information.

Open Houses: There will be one open house held to view the dwelling on Tract 1. The open house will be held on Friday, July 10th, from 2:00 to 6:00 P.M. Potential Buyer's are not permitted to enter the dwelling without prior approval from the Listing Agent.

Septic System: Seller is exempt. The Septic System on Tract 1 was installed in 2003, and the Buyer will be responsible for the cost of bringing the septic system up to code. Acreage will sell as-is.

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. The sale is not contingent upon Buyer financing.

Surveys: All tracts have been surveyed prior to the auction. No additional surveying or staking will be provided by the Seller.

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. 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 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.

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

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