

• ONLINE ONLY LAND AUCTION •

Bidding Ends on Wednesday, September 2, 2026, at 4:00 PM CDT

Aitchison Family Farm

FAMILY OWNED FOR OVER 115 YEARS

172.48

SURVEYED ACRES

JONES COUNTY

IOWA

CENTURYFARM

Family owned for over one hundred years



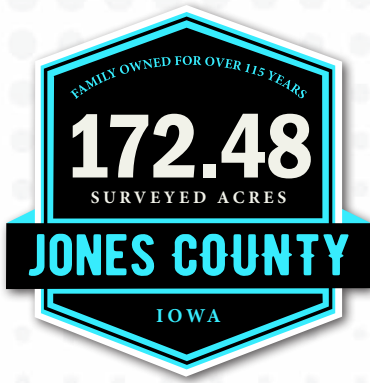
LISTING #19398



JESSE MEYER | 563.543.8338

JESSE@PEOPLES COMPANY.COM | IA LIC B60307000





Peoples Company is honored to represent the Ann L. Aitchison Revocable Trust in the sale of 172.48 surveyed acres of premier Jones County, Iowa farmland.

A designated Century Farm that has remained in the Aitchison family since 1910, this remarkable property combines a rich agricultural legacy with what is arguably one of the highest-quality farmland offerings available in Jones County today. This exceptional farm will be offered as one tract through a TIMED ONLINE-ONLY auction, with bidding ending on Wednesday, September 2, 2026, at 4:00 PM CDT. For more than 115 years, the Aitchison family has carefully stewarded this highly productive tract, creating a rare opportunity for farmers, investors, and landowners to acquire a truly elite agricultural asset.

The farm boasts an extraordinary 93.1 CSR2 average across its 170.14 certified cropland acres, a testament to its exceptional productivity and one of the highest ratings found in the region.

Dominant soil types include Tama silt loam, Dinsdale silt loam, Colo-Ely complex, and Atterberry silt loam, with less than 5% slopes across virtually the entire property. The combination of elite soils and nearly level topography provides outstanding farming efficiency and long-term productive potential.

Further enhancing the property's appeal is its natural drainage system, allowing for excellent water movement without the need for grass waterways and maximizing productive acreage. Located directly along U.S. Highway 151, the farm offers exceptional farm-to-market access and convenient transportation for modern agricultural operations.

In addition to the highly productive farmland, the property includes a well-maintained farmstead featuring a 40' x 96' machine shed, a 26' x 60' enclosed utility building, and a 28' x 24' loafing shed. Grain storage infrastructure consists of three 3,000± bushel bins with and one 6,000± bushel bin providing approximately 15,000± bushels of on-farm storage capacity and offering valuable operational efficiencies for the next owner.

Opportunities to purchase a farm of this caliber are exceedingly rare. Combining a Century Farm legacy, exceptional soil quality, natural drainage, gentle terrain, and a strategic location, this property represents a premier investment in one of Eastern Iowa's most desirable agricultural regions.



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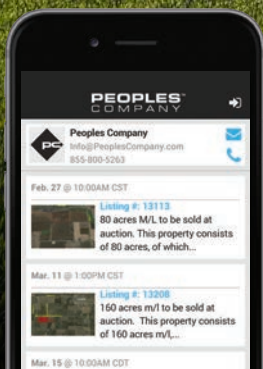
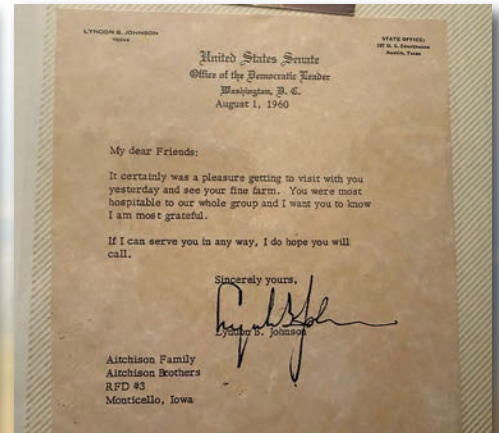


JONES COUNTY, IA • 172.48 ACRES M/L • CSR2 93.1



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	ACRES	CSR2
120B	Tama silt loam	109.02	64.63%	95
377B	Dinsdale silt loam	24.82	14.72%	95
11B	Colo-Ely complex	20.63	12.23%	86
291B	Atterberry silt loam	14.20	8.42%	85
				AVERAGE: 93.1



Ready to bid? 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.



SCAN TO VIEW THIS LISTING ONLINE!





AUCTION DETAILS & TERMS

Jones County, Iowa Online-Only Farmland Auction
172.48 Surveyed Acres | Offered as One Tract
Bidding Ends: Wednesday, September 2nd, 2026, at 4:00 PM

Seller: The Ann L. Aitchison Revocable Trust

How to Bid: Open the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction, click REGISTER TO BID. From there, you will need to create a bidder account. Once that is created, you can bid on any of our Online Auctions.

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 Jones 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, September 2nd, 2026, at 4:00 PM Central Time Zone (CDT), with closing taking place on or before Thursday, October 8th, 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 closing 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 Jones 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 Jones County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required within 24 hours of the conclusion of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in the Peoples Company's Trust Account.

Closing: Closing will occur on or before Thursday, October 15th, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Sellers are currently farming the land and have agreed to give the buyer early possession on the farm ground and two smaller buildings; however, the sellers will retain possession of the large machine shed and the four grain bins until on or before September 1st, 2027.

Farm Lease: The farm is being row-cropped by the current owners for 2026 and will be open for the 2027 growing season.

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. 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.

