

LISTING #19507

BIDS DUE THURSDAY, JULY 30TH AT 3:00 PM

Cass County, Iowa

**ONLINE ONLY
FARMLAND AUCTION**

**158.33 ACRES
M/L**



BID HERE!

DOUG BEAR, ALC | 515.745.3192

Doug.Bear@PeoplesCompany.com | IA LIC S67986000

**PC PEOPLESTM
COMPANY**
INTEGRATED LAND SOLUTIONS

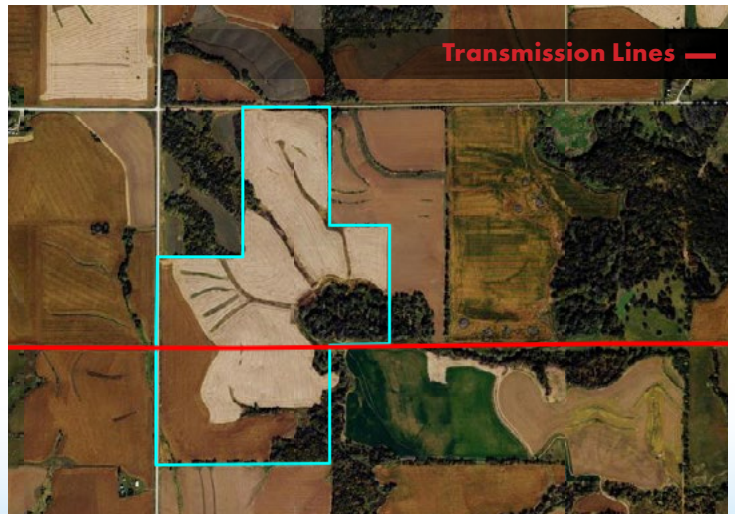
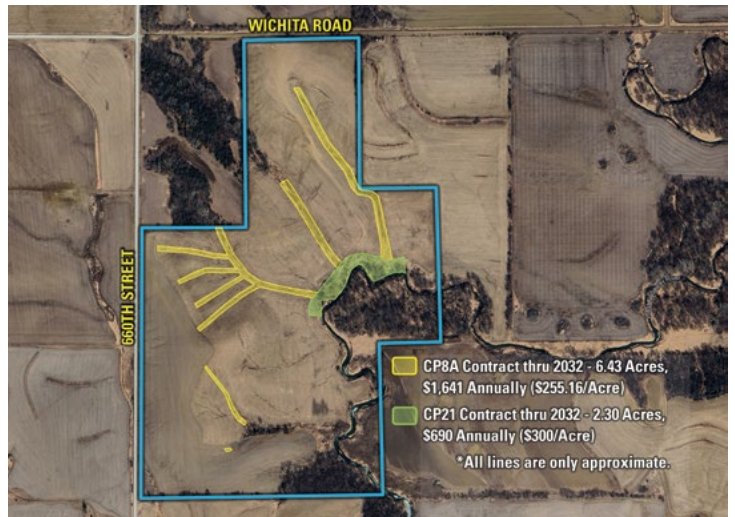
CASS COUNTY, IOWA ONLINE ONLY FARMLAND AUCTION

Mark your calendars for Thursday, July 30th, 2026! Peoples Company is honored to represent the sale of 158.33 gross acres m/l located in southern Cass County, southwest of Cumberland, Iowa. This tillable farmland tract consists of 130.04 FSA tillable acres, of which 121.31 acres are currently farmed, with primary soil types consisting of Sharpsburg-Nira silty clay loam, Lamoni-Shelby complex, and Judson silty clay loam. This farm reflects years of careful stewardship and improvement through hard work and manual labor, as shown by substantial cleanup combined with 5" drainage tile located in the heart of the property. As the West Nodaway River meanders through the southeast corner of the property, the drainage tile is taken to daylight through this creek (see Tile Map). The farm is leased for the 2026 growing season under a Cash Rent Lease. The Buyer/Winning Bidder will receive the second half of the cash rent payment (\$15,163.75) for the 2026 farm year on December 1, 2026. Contact the listing agent for additional farm lease details.

Currently, the property has 8.73 acres enrolled in the Conservation Reserve Program for a combined annual payment of \$2,331. The property is enrolled in two practices, which include 2.30 acres in CP21 with an annual payment of \$690 (\$300 per acre) expiring in 2032 and 6.43 acres in CP8A with an annual payment of \$1,641 (\$255.16 per acre) expiring in 2032.

Situated in the heart of a potential wind energy corridor in south central Cass County, this farm offers a rare opportunity to be part of one of Iowa's most promising renewable energy projects. With its prime central location within a proposed Invenergy wind turbine footprint, the property holds significant potential for steady, long-term income through turbine placement, easements, and infrastructure agreements. Beyond its strong agricultural value, this land represents a strategic investment at the intersection of farming and clean energy development. The overhead transmission line flows through the heart of the property, making it an attractive prospect for landowners and investors looking to capitalize on the growing demand for sustainable energy.

Located in Section 30 of Edna Township in the south-central portion of Cass County, Iowa, less than 1.50 miles north of the Cass-Montgomery-Adams County Line, this farmland tract would be a smart investment for a beginning farmer, Buyer looking to diversify their portfolio, or anyone interested in a well-rounded, income-producing land investment opportunity for decades to come.



Tillable Soils Map



CODE	CODE	ACRES	% OF FIELD	CSR2
● 317D2	Sharpsburg-Nira silty loams	25.19	19.37 %	57
● 470D2	Lamoni-Shelby complex	24.51	18.84 %	28
● Y8B	Judson silty clay loam	18.55	14.27 %	93
● Y24E2	Shelby clay loam	12.20	9.38 %	35
● 370B	Sharpsburg-Nira silty loams	9.41	7.24 %	91
● Y24F2	Shelby clay loam	8.99	6.91 %	20
● 16	Nodaway-Kennebec complex	8.66	6.66 %	85
● 113B	Colo, overwash-Ely complex	5.77	4.44 %	69

54.8
WEIGHTED
AVERAGE

Auction Details & Terms

Cass County, Iowa Online-Only Farmland Auction
158.33± Acres, Offered As One Tract
Bidding is currently live and ends on Thursday, July 30th,
2026 at 3:00 PM (CST)
ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

Closing Attorney: Daniel Fischer - Kohorst, Fischer, & Plumb Law Firm, PLLC, Harlan, Iowa

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 Cass 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 Thursday, July 30th, 2026, at 3:00 PM Central Time Zone (CDT), with closing taking place on or before Friday, August 28th, 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.
Visit <http://peoplescompany.bidwrangler.com/>.

Financing: The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to have been made before bid submission. By bidding, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

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 Friday, August 28th, 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 land will be given at Closing, Subject to Tenant's Rights.

Farm Lease: The farm is currently leased for the 2026 growing season under a Cash Rent Lease. The Buyer/Winning Bidder will receive the second half of the cash rent payment for the 2026 farm year on December 1, 2026. Contact the listing agent for the farm lease details.

Farm Program Information: Farm Program Information is provided by the Cass 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 Cass County FSA and NRCS offices.

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

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Cumming, IA 50061



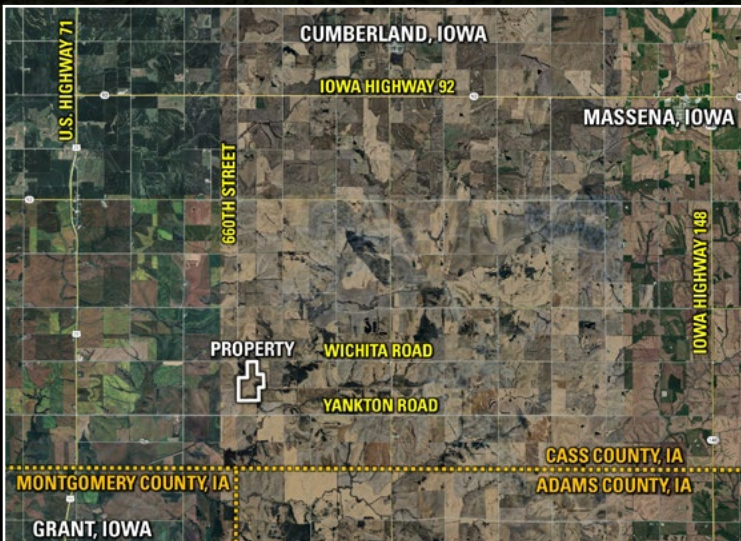
PeoplesCompany.com
Listing #19507

Cass County, Iowa

ONLINE ONLY FARMLAND AUCTION



SCAN THE QR CODE
TO VIEW THIS
LISTING ONLINE!



Directions

From Cumberland, Iowa: Travel south on County Highway N28 to U.S. Highway 71. Continue south for nearly 6 miles and turn right (west) on Yankton Road. Continue west for 2.85 miles to 660th Street. Turn right (north) and continue for 0.25 mile, and the property is located along the east side of 660th Street. Look for the Peoples Company sign.

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