

BUCHANAN COUNTY, IOWA

LISTING #19547

33.75 ACRES M/L

INDEPENDENCE, IOWA



ONLINE-ONLY LAND AUCTION



Bidding is open now until Friday, August 14, 2026 at 2:00 PM

TRAVIS SMOCK | 319.361.8089

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ONLINE-ONLY LAND AUCTION

MARK YOUR CALENDARS FOR AUGUST 14, 2026

Listing #19547



Buchanan County, Iowa Online Only Farmland Auction - Mark your calendars for Friday, August 14th, 2026! Peoples Company is pleased to present this high-quality Buchanan County, Iowa farmland opportunity located just north of Independence, Iowa, with convenient access off Highway 150. Highly productive, smaller-acreage farms with excellent road frontage and strong soil quality are increasingly difficult to find, making this an outstanding opportunity for farmers looking to expand their operation, investors seeking a quality land investment, or buyers looking to add a manageable tract to their portfolio.

This productive farm features approximately 30.89 FSA tillable acres with an impressive CSR2 soil rating of 88.9, significantly exceeding the Buchanan County average. The highly productive soils, combined with excellent access from a paved highway, create an attractive combination of quality and convenience.

Situated just north of Independence, Iowa, this property benefits from a desirable location with easy access to local grain markets, agricultural services, and surrounding communities. Whether you're a local operator looking to add highly productive acres close to home or an investor seeking quality Iowa farmland, this tract offers an excellent long-term ownership opportunity.

This tract will be offered through an ONLINE ONLY auction. Bidding is currently LIVE and will remain open until Friday, August 14th, 2026, at 2:00 PM Central Daylight Time (CDT). If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing agent.

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AUCTION TERMS & CONDITIONS

BIDDING ENDS FRIDAY, AUGUST 14, 2026 AT 2:00PM!

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 Buchanan 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 Friday, August 14th, 2026, at 2:00 PM Central Time Zone (CDT). 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 price 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 Buchanan 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 Buchanan 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 the Roberts & Eddy, PC Trust Account.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	%	CSR2
391B	Clyde-Floyd complex	13.44	43.52%	87
399	Readlyn silt loam	10.65	34.49%	90
83B	Kenyon loam	6.13	19.85%	90
83C2	Kenyon loam	0.66	2.14%	84

AVERAGE: **88.9**

Seller: Betty Mudderman Estate | **Seller's Attorney:** Brian Eddy | Roberts & Eddy, PC

ONLINE ONLY LAND AUCTION

Closing: Closing will occur on or before Wednesday, September 30, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer. Closing will be facilitated by Roberts & Eddy, PC.

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, and all cash rent will be retained by the Sellers. The lease will be terminated, and the farm will be open for the 2027 farming 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. Any announcements made 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.

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



2300 Swan Lake Boulevard, Suite 300
Independence, IA 50644



PeoplesCompany.com
Listing #19547

BUCHANAN COUNTY, IOWA



FROM INDEPENDENCE:

Head north out of town on 5th Avenue/Highway 150. Travel for 4.5 miles and the farm will be located on the east side of Highway 150.

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Bidding is open now and ends Friday, August 14, 2026 at 2:00 PM

You can bid on this property now by downloading the Peoples Company app, or by using our online auction platform at <http://peoplescompany.bidwangler.com!>



Search "Peoples Company" and download our app in the App Store or Google Play.