

FARMLAND AUCTION

FAYETTE COUNTY, IOWA

Listing #19551 | Oelwein, Iowa 50662



AUCTION DATE
Thursday, August 27,
2026 at 10:00 AM

AUCTION LOCATION:
Transco Events on Frederick
137 S Frederick Ave | Oelwein, Iowa

151.86
SURVEYED ACRES

OFFERED AS TWO SEPARATE TRACTS

TRAVIS SMOCK | 319.361.8089

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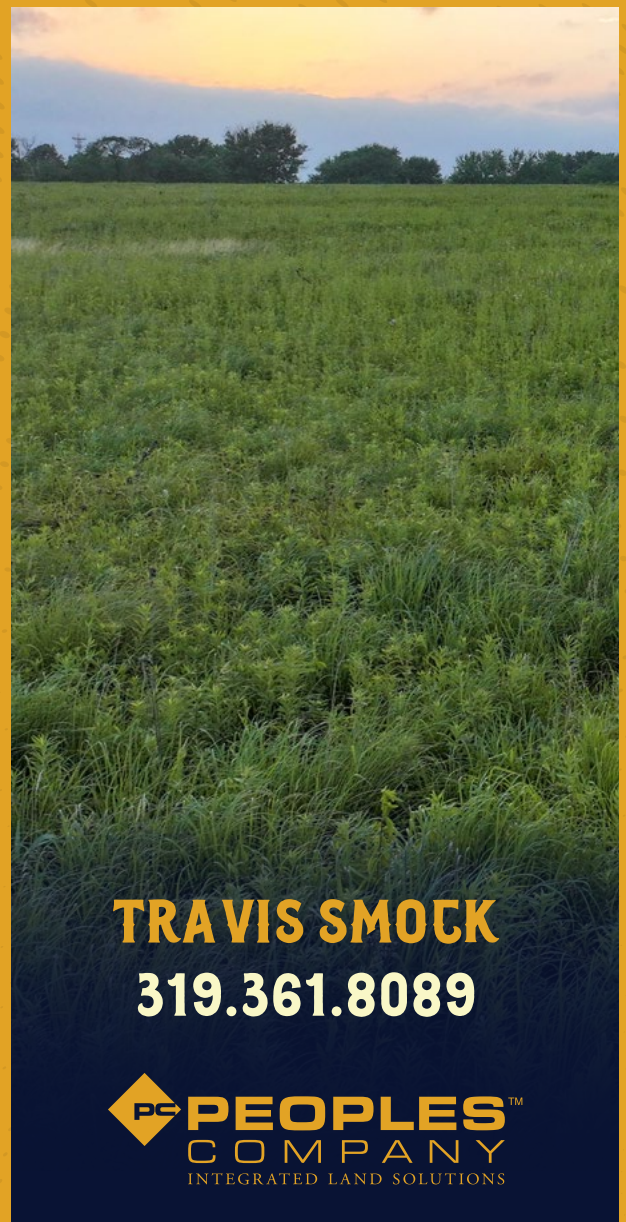
Fayette County, Iowa Farmland Auction – Mark your calendars for Thursday, August 27th, 2026! Peoples Company is pleased to present the opportunity to purchase 151.86 surveyed acres of Fayette County, Iowa farmland located just outside the Oelwein city limits. Offered in two individual tracts, this farm presents an excellent opportunity for farmers, investors, development speculators, and buyers seeking high-quality Iowa farmland with strong long-term potential.

The property consists of 151.86 surveyed acres and will be offered as two separate tracts. Tract 1 contains 108.32 surveyed acres with an estimated 102.89 cropland acres, carrying an impressive CSR2 soil rating of 84.4. Tract 2 consists of 43.54 surveyed acres with an estimated 40.74 cropland acres, carrying an average CSR2 soil rating of 85.3. Both tracts are considered NHEL (Non-Highly Erodible Land), and feature highly productive soils that exceed the Fayette County average CSR2, with the predominant soil type being Kenyon Loam.

The farm is currently enrolled in the Conservation Reserve Program (CRP), with the majority of the contracts expiring in 2026, allowing for immediate possession at closing. Tract 1 has one CP5A field windbreak CRP contract remaining, covering 1.67 acres and paying \$393.20 per acre or \$657.00 annually through 2030.

The land is situated directly adjacent to the city limits of Oelwein, Iowa, creating the potential for future development. Tract 2 has road frontage along 6th Street NE and 8th Avenue NE, with sewer and water located along 8th Avenue. The land is currently zoned Agriculture with adjacent properties zoned Residential.

The auction will be held Thursday, August 27th, 2026, at 10:00 AM at Transco Events on Frederick. The farm will be offered in two individual tracts via the Buyer's Choice auction method, where the high bidder may take one or both tracts at the high bid amount.



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AUCTION DETAILS & TERMS

Fayette County Land Auction
151.86 Surveyed Acres (Offered in Two Tracts)
Thursday, August 27th, 2026 at 10:00 AM

Auction Location:
Transco Events on Frederick
137 S Frederick Ave
Oelwein, Iowa 50662

Auction Method: The two tracts will be offered via Public Auction and will take place at 10:00 AM at Transco Events on Frederick in Oelwein, Iowa. The two farmland tracts will be sold on a per-acre basis and offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take one or both tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all farmland tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through a Virtual Online Auction option with online bidding available.

Tract 1: 108.32 Surveyed Acres M/L

Tract 2: 53.54 Surveyed Acres M/L

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Online and phone bidders must register with the Auctioneer at least 24 hours prior to the start of the auction. Peoples Company and its representatives are agents of the Seller.

Online Bidding: Register to bid at <http://peoplescompany.bidwranglercom/>. 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.

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

Possession: Possession of the farm will be given at closing.

TRACT 1 - 108.32 SURVEYED ACRES



CRP SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
83B	Kenyon loam	32.54	31.70 %	90	●
198B	Floyd loam	22.94	22.35 %	89	●
84	Clyde clay loam	14.49	14.12 %	88	●
391B	Clyde-Floyd complex	12.75	12.42 %	87	●
783B	Cresco loam	8.24	8.03 %	73	●
798B	Protivin loam	8.02	7.81 %	61	●
409B	Dickinson fine loam	1.86	1.81 %	74	●
782B	Donnan loam	1.80	1.75 %	43	○

AVERAGE CSR2: 84.4

TRACT 2 - 43.54 SURVEYED ACRES



CRP SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
83B	Kenyon loam	22.59	55.73 %	90	●
783B	Cresco loam	8.84	21.80 %	73	●
391B	Clyde clay loam	6.06	14.94 %	87	●
84	Clyde-Floyd complex	2.31	5.70 %	88	●
177B	Saude loam	0.38	0.94 %	55	●
198B	Floyd loam	0.22	0.54 %	89	●
798B	Protivin loam	0.14	0.35 %	61	●

AVERAGE CSR2: 85.3

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 Trust Account.

Closing: Closing will occur on or before Thursday, October 1, 2026. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Farm Lease: There is no farm lease on either tract. All of the CRP contracts, except one 1.67 acre contract, expire on September 30, 2026; therefore, full possession will be given at closing.

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, which can accept or reject any and all bids. The winning bidder(s) acknowledge 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. 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.



AUCTION DATE
Thursday, August 27,
2026 at 10:00 AM

AUCTION LOCATION:
Transco Events on Frederick
137 S Frederick Ave | Oelwein, Iowa



2300 Swan Lake Boulevard, Suite 300
Independence, IA 50644



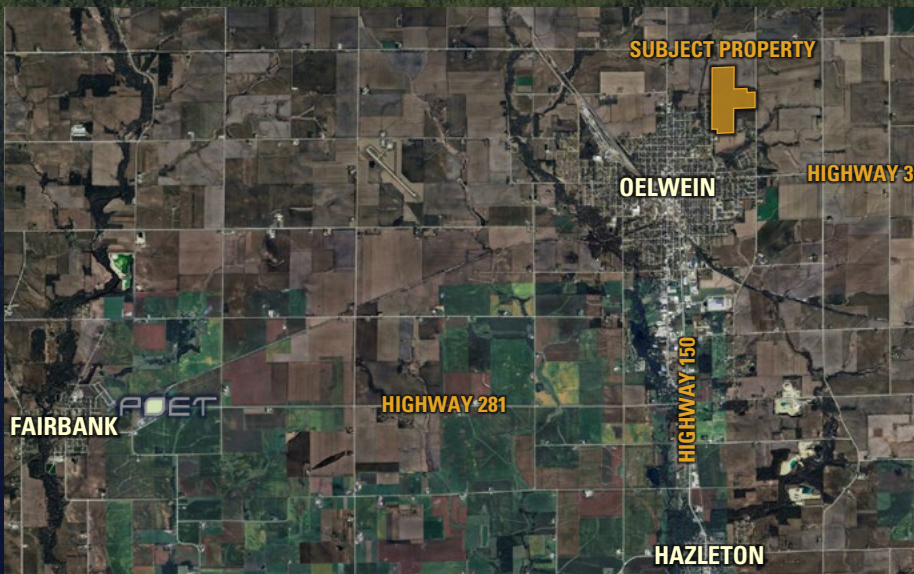
PeoplesCompany.com
Listing #19551



SCAN THE QR CODE TO
THE LEFT WITH YOUR
PHONE CAMERA TO VIEW
THIS LISTING ONLINE!

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FAYETTE COUNTY, IOWA



DIRECTIONS

TRACT 1

From Oelwein: Head east out of town on 6th Street Northeast. Travel for 1 mile. Turn north onto Outer Road and travel for 1/4 mile. Tract 1 will be located on the west side of Outer Road.

TRACT 2

From Oelwein: Head east out of town on 6th Street Northeast. Travel for 3/4 mile. Tract 2 will be located on the north side of 6th Street Northeast.

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