IOWA FARMLAND AUCTION

380.16
ACRES M/L
Offered as 4 tracts

Greene County

HASTINGS
TRUST FARMLAND

FRIDAY, OCTOBER 23, 2026, AT 10:00 AM CST

The Courtyard Event Center | 214 E State Street | Jefferson, Iowa 50129

LISTING #19620

MATT ADAMS | 515.423.9235
Matt@PeoplesCompany.com | IA LIC S59699000

CENTURYFARM

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

IOWA FARMLAND AUCTION

Upcoming Greene County, Iowa Farmland Auction - Mark your calendars for Friday, October 23rd, 2026, at 10AM! Peoples Company is honored to be representing the Patsy A. Hastings Revocable Trust in the sale of the family's farmland portfolio consisting of 380.16 acres m/l. Offered as four individual tracts, the farms vary in size from 47.62 acres m/l to 157.40 acres m/l. These farms have been long-time family heirlooms of the Hastings Family, with the earliest ownership dating back to the 1920s. All four tracts have been well maintained by a long-term farm tenant and improved with drainage tile to move excess water, creating a proven track record of consistent crop yields across the farms.

Tract 1: 119.08 acres m/l with 116.36 NHEL FSA cropland acres and a CSR2 soil rating of 86.8
Tract 2: 56.06 acres m/l with 54.25 NHEL FSA cropland acres and a CSR2 soil rating of 82.8
Tract 3: 47.62 acres m/l with 39.79 NHEL FSA cropland acres | 39.19 Acres in row crop production and 0.60 acres enrolled in CRP (Conservation Reserve Program) with a CSR2 soil rating of 81.9
Tract 4: 157.40 acres m/l with 137.80 NHEL FSA cropland acres | 111.80 Acres in row crop production and 26 acres enrolled in CRP (Conservation Reserve Program) with a CSR2 soil rating of 71.7

The Hastings Farmland Portfolio is a diverse farmland offering with a variety of tract sizes that are well suited for the farmland investor, beginning farmer, or an addition to an existing farm operation. Tract 1 is located south of Scranton, Iowa along paved County Highway E57 and tracts 2, 3, & 4 are located east and southeast of Jefferson, Iowa.

The four tracts will be offered on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, any or all tracts for their high bid. The Public Auction will be held on Friday, October 23rd, 2026, at 10:00 AM CST at The Courtyard Event Center in Jefferson, Iowa. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

AUCTION DETAILS AND TERMS

Seller: The Patsy A. Hastings Revocable Trust

Auction Location:
The Courtyard Event Center
214 E State Street
Jefferson, IA 50129

Tract 1: 119.08 Acres M/L
Tract 2: 56.06 Acres M/L
Tract 3: 47.62 Acres M/L
Tract 4: 157.40 Acres M/L

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.

Auction Method: The tracts will be sold via Public Auction on Friday, October 23rd, 2026, at 10:00 AM at The Courtyard Events Center in Jefferson, Iowa. All tracts will be offered on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, any or all tracts for their high bid. The "Buyer's Choice" auction will continue until all Tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number 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.

Agency: Peoples Company and its representatives are agents of the Seller. Winning Bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

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

Closing: Closing will occur on or before Tuesday, December 8th, 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, Subject to the Tenant's Rights.

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.

Farm Leases: The farm leases have been terminated and farming rights are available for the 2027 growing season.

CRP Contracts & Payments: Tracts 3 & 4 are subject to Conservation Reserve Program contracts. Seller and any other participants listed in the contracts will assign the CRP contracts to the Buyer(s) as of the Closing Date, and Buyer(s) shall assume all obligations of the CRP contracts.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the Peoples Company Trust Account. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

Financing: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller. 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 will be 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 "Price Per Acre" amount. 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 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.

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

Tract One | 119.08 ACRES M/L

County Highway E57 & F Avenue
Scranton, IA 51462

Tract 1 consists of 119.08 acres m/l with 116.36 FSA cropland acres and a CSR2 soil rating of 86.8, well above the Greene County, Iowa average CSR2 soil rating of 78.3. Primary soil types include highly productive Nicollet loam, Clarion loam, and Webster clay loam. Access to the tract is from the north off paved County Highway E57 and from the west off F Avenue.

Yield history for Tract 1 is available and the APH (Actual Production History) of the cropland acres is 213 bushels per acre for corn and 62 bushels per acre for soybeans. Recent corn yields have been 229 bushels and 69 bushels for soybeans. See the Yield History table for more information. Farming rights are available for the 2027 farm year.

Tillable Soils

LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
	L55	Nicollet loam	46.72	40.15 %	91
	L138B	Clarion loam	20.45	17.57 %	88
	L107	Webster clay loam	19.95	17.14 %	88
	L507	Canisteo clay loam	15.11	12.98 %	87
	90	Okoboji mucky loam	5.06	4.35 %	56
	L138B2	Clarion loam	4.33	3.72 %	85
	135	Coland clay loam	3.13	2.69 %	76
	4	Knoke clay loam	1.62	1.39 %	56

CSR2 SOIL RATING: 86.8

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The farm is located in Drainage District #117 and with the southeast portion also included in Drainage District #74. Drainage District #74 outlets into Drainage District #117 and the tract lies near the middle of Drainage District #74. County and private tile lines are located on the tract with 5" and 6" tile lines installed in 2013. A county tile main runs through the southeast corner of the tract and water flows west/southwest off the farm, eventually outletting into an open ditch a mile and a half west of the farm. See the Tile Map for more information.

Located on County Highway E57 and a mile east of Iowa Highway 25, this tract has convenient access to a variety of competitive grain marketing options including ethanol plants and grain elevators. This farm lies in the NW 1/4 of Section 12 in Willow Township.

YIELD HISTORY (TRACT 1)		
YEAR	CORN (APH)	SOYBEANS (APH)
2006	190	
2007		53
2008	165	
2009		60
2010	187	
2011		52
2012	124	
2013		35
2014	209	
2015		61
2016	242	
2017		56
2018	238	
2019		58
2020	0	
2021		72
2022	221	
2023		55
2024	229	
2025		69
AVERAGE YIELD HISTORY	181	57
APPROVED APH YIELDS	213	62

COUNTY & PRIVATE DRAINAGE TILE MAP

Greene County, Iowa - Willow Township

- 22" Tile
- 20" Tile
- 18" Tile
- 16" Tile
- 10" Tile
- 8" Tile
- 6" Tile
- 5" Tile
- 6" Tile
- Tile Intake
- Drainage District #74
- Drainage District #117

Information provided by the Greene County Assessor Website and maps from the Seller

All lines are approximate

Tract Two | 56.06 ACRES M/L

222nd Street
Jefferson, IA 50129

Tract 2 consists of 56.06 acres m/l with 54.25 NHEL FSA cropland acres. The tract offers an above average CSR2 soil rating for Greene County, Iowa of 82.8 with primary soil types of Ocheyedan loam, Webster clay loam, and Fostoria loam. Access is from the northeast corner of the farm off 222nd street, and an established grass lane runs along the eastern boundary of the property.

Conveniently located just south of U.S. Highway 30 and 1 mile east of Jefferson, Iowa, the farm has great access to paved highways and surrounding grain marketing options. Further, this farmland tract can be found in Section 4 of Grant Township. Farming rights are available for the 2027 farm year.

Tillable Soils

LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
	878B	Ocheyedan loam	14.01	25.82 %	88
	L107	Webster clay loam	9.41	17.34 %	88
	879	Fostoria loam	7.49	13.80 %	94
	878C2	Ocheyedan loam	5.35	9.86 %	83
	L55	Nicollet loam	5.07	9.34 %	91
	108C2	Wadena loam	4.03	7.43 %	44
	27B	Terril loam	3.87	7.13 %	87
	L507	Canisteo clay loam	2.23	4.11 %	87
	1135	Coland clay loam	1.14	2.10 %	13
	4	Knoke silty clay loam	0.67	1.23 %	56

CSR2 SOIL RATING: 82.8

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Tracts 2 and 3 have a combined yeild history and recent corn yields have been 236 bushels and 60 bushels for soybeans. This tract has a strong yield history with a 10-year historical yield average for corn of 201 bushels per acre and 58 bushels per acre for soybeans. See the Yield History table for more information

Additional 4", 5", and 6" tile lines are located on the tract, see the Tile Map for additional information and approximate locations.

Farmland tracts of this size and quality are harder to find and are great opportunities for those looking for a smaller tract or an existing farming operation that wants to add a high-quality parcel.

YIELD HISTORY (TRACTS 2 & 3)		
YEAR	CORN (APH)	SOYBEANS (APH)
2014		59
2015	161	50
2016	219	66
2017	166	46
2018	228	56
2019	223	62
2020	129	58
2021	235	60
2022	191	59
2023	217	
2024		60
2025	236	
AVERAGE YIELD HISTORY	201	58

Private drainage tile has been installed on the tract with 515 feet of 6" tile and 2,330 feet of 5" tile installed in 2013.

PRIVATE DRAINAGE TILE MAP

Greene County, Iowa - Grant Township

6" Tile
4" Tile
5" Tile
Unknown Size

Information based off map provided by the Seller

All lines are approximate

Tract Three | 47.62 ACRES M/L

222nd Street
Jefferson, IA 50129

Tract 3 consists of 47.62 acres m/l with 39.79 NHEL FSA cropland acres. There are currently 39.19 cropland acres in row-crop production, with an average CSR2 soil rating of 81.9 with primary soil types of Nicollet loam, Coland clay loam, and Webster clay loam. The remaining 0.60 cropland acres are enrolled in the Conservation Reserve Program (CRP). See the CRP Map for more information and approximate location. The CRP contract details are listed below:

Contract #11858C - 0.60 Acres enrolled in a Grass Filter Strip (Practice CP21) with an annual payment of $120 ($199.75/ Acre) set to expire in September of 2031

This tract has a strong yield history with a 10-year historical yield average for corn of 201 bushels per acre and 58 bushels per acre for soybeans. The most recent corn yield for the 2025 crop year was an average of 236 bushels per acre. * Please note the yield history includes production records for both Tract 2 & Tract 3, as they were combined when the yield information was received. See the T2 & T3 Yield History for more information.

This tract is located along 222nd Street across the road to the north of tract 2; and 1 mile east of Jefferson, Iowa with road frontage along U.S. Highway 30. Further, this farm can be found in Section 4 of Grant Township. Farming rights are available for the 2027 farm year.

Tillable Soils

LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
	L55	Nicollet loam	13.64	34.80 %	91
	135	Coland clay loam	9.41	24.01 %	76
	L107	Webster clay loam	8.94	22.81 %	88
	485B	Spillville loam	3.90	9.95 %	88
	L256G	Lester-Belview	1.56	3.98 %	9
	2315	Fluvaquents-Coland	0.65	1.66 %	24
	L138B	Clarion loam	0.40	1.02 %	88
	L507	Canisteo clay loam	0.40	1.02 %	87
	878C2	Ocheyedan loam	0.29	0.74 %	83

CSR2 SOIL RATING: 81.9

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PRIVATE DRAINAGE TILE MAP

Greene County, Iowa - Grant Township

A tile intake is located in the southeast corner of the tract and tile maps provided by the Seller indicate that tile lines of unknown size are located on the tract.

Tile Intake Unknown Size

Information based off maps provided by the Seller

All lines are approximate

The farm does have a few strings of drainage tile installed and a drainage tile intake in the southwest corner of the tract. The drainage tile maps provided by the Owner(s) indicate that tile lines are located on the north side of the property moving water to the west towards Hardin Creek and the other two tile lines would extend from the tile intake. See the Tile Map for more information and approximate locations.

YIELD HISTORY (TRACT 2 & 3)		
YEAR	CORN (APH)	SOYBEANS (APH)
2014		59
2015	161	50
2016	219	66
2017	166	46
2018	228	56
2019	223	62
2020	129	58
2021	235	60
2022	191	59
2023	217	
2024		60
2025	236	
AVERAGE YIELD HISTORY	201	58

CRP MAP

CRP ACRES

0.60 Acres Enrolled in CP21
Annual Payment of $120 ($199.75/Acre)
Through 9/2031

Tract Four | 157.40 ACRES M/L

County Road P-30
Jefferson, IA 50129

Tract 4 consists of 157.40 m/l acres and has been in the Hastings Family for over 100 years, having earned the prestigious 'Century Farm' designation. This farm was the original farm purchased by the Hastings Family back in the year 1920, and now for sale to the public for the first time in 106 years.

The farm includes 137.80 NHEL FSA cropland acres, consisting of 111.80 acres in row crop production with an overall CSR2 soil rating of 71.7. Over 60% of the farm carries a CSR2 soil rating of 76 or higher, and primary soil types include Lester loam and Spillville loam. Of the FSA cropland acres, 26 acres are enrolled in the Conservation Reserve Program (CRP).

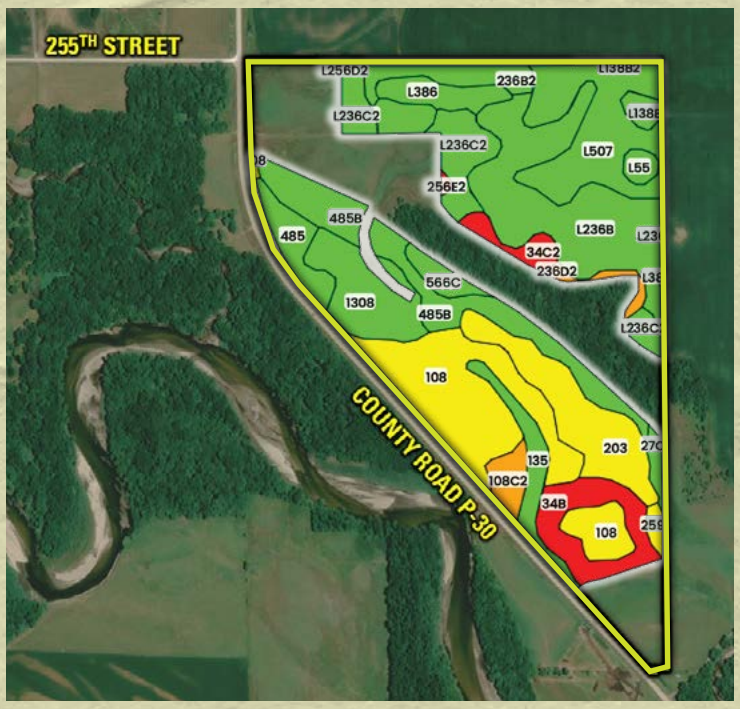
The balance of the tract includes a wooded draw of approximately 14 acres, offering hunting and recreational opportunities on the tract. Located in Section 23 of Grant Township, this farm lies southeast of Jefferson, Iowa, and southwest of Grand Junction, Iowa. Access to the farm is from paved County Road P-30, locally known as the "Squirrel Hollow Road".

Proposed Carbon Pipeline Easement: Summit Carbon Solutions has approached the family about establishing a carbon pipeline easement on the property. No easements or agreements have been signed, but potential buyers should be aware of Summit's interest. The proposed easement includes a 50-foot pipeline easement, as well as 50-foot temporary construction area easements as well. Contact the listing agent for more information.

Tillable Soils

LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
	L236B	Lester loam	19.44	17.39 %	85
	108	Wadena loam	17.90	16.01 %	56
	L507	Canisteo clay loam	11.91	10.65 %	87
	485B	Spillville loam	10.52	9.41 %	88
	203	Cylinder loam	9.43	8.44 %	58
	1308	Wadena variant loam	6.95	6.22 %	79
	L236C2	Lester loam	6.79	6.07 %	77
	34B	Estherville sandy loam	6.12	5.47 %	27
	485	Spillville loam	3.25	2.91 %	88
	236B2	Lester loam	3.24	2.90 %	81
	135	Coland clay loam	3.22	2.88 %	76
	L386	Cordova clay loam	2.97	2.66 %	77
	108C2	Wadena loam	1.94	1.74 %	44
	34C2	Estherville sandy loam	1.78	1.59 %	13
	566C	Moingona loam	1.58	1.41 %	85

CSR2 SOIL RATING: 71.7



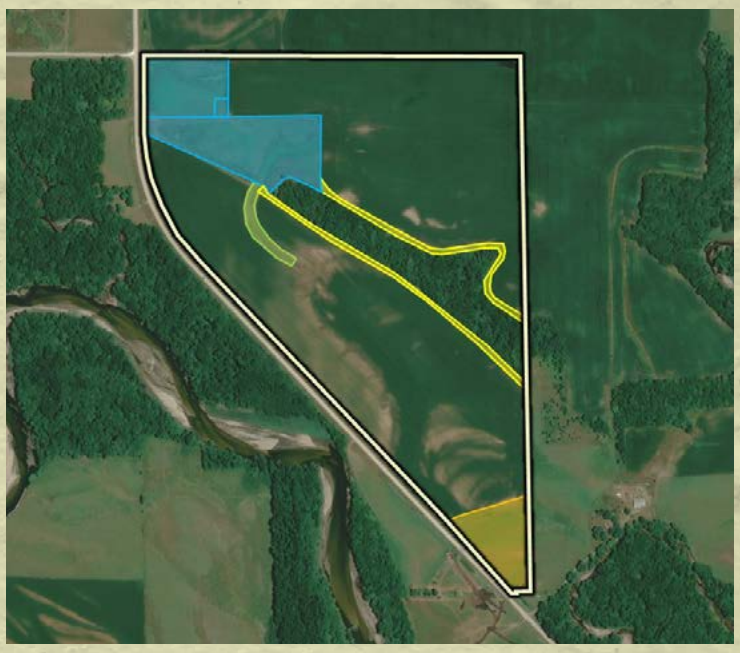
CRP MAP

CRP ACRES
- 1.20 Acres Enrolled in CP8A
- Annual Payment of $360 ($300/Acre) Through 9/2035

CRP ACRES
- 3.00 Acres Enrolled in CP33
- Annual Payment of $615 ($205/Acre) Through 9/2030

CRP ACRES
- 5.40 Acres Enrolled in CP23
- Annual Payment of $1,620 ($300/Acre) Through 9/2031

CRP ACRES
- 16.40 Acres Enrolled in CP38E-25
- Annual Payment of $3,182 ($194/Acre) Through 9/2035



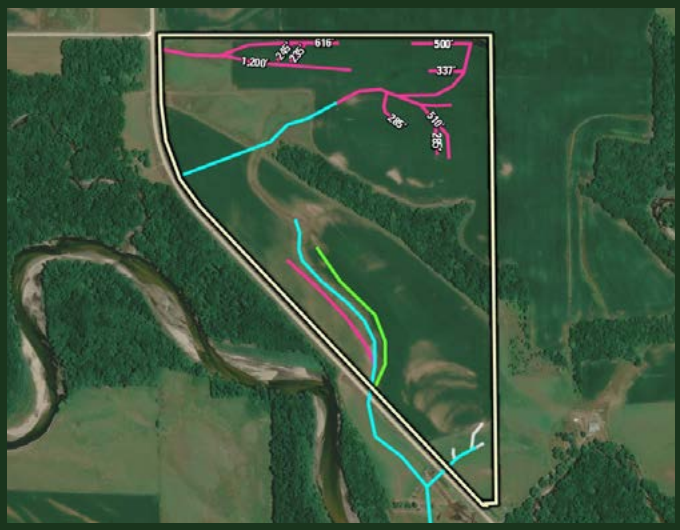
YIELD HISTORY (TRACT 4)		
YEAR	CORN (APH)	SOYBEANS (APH)
2006		45
2007	168	
2008		39
2009	159	
2010		42
2011	166	
2012		30
2013	99	
2014		56
2015	154	
2016		54
2017	141	
2018		54
2019	212	
2020		43
2021	205	
2022		53
2023	159	
2024		47
2025	231	
AVERAGE YIELD HISTORY	169	46
APPROVED APH YIELDS	190	52

Yield history for Tract 4 is available, and the APH (Actual Production History) of the cropland acres is 190 bushels per acre for corn and 52 bushels per acre for soybeans. Recent corn yields have been 231 bushels and 47 bushels for soybeans. See the Yield History table for more information. The current farm lease has been terminated, and farming rights are available for the 2027 farm year.

PRIVATE DRAINAGE TILE MAP

Greene County, Iowa - Grant Township

Drainage improvements have been added to the tract as recently as 2018, with 1,480 feet of 5" tile installed. Additional tile lines are present on the tract as shown on maps provided by the Seller.



6" Tile
4" Tile
5" Tile
Unknown Size

Information based off maps provided by the Seller

All lines are approximate

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INTEGRATED LAND SOLUTIONS

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1108 S. 44th Street, Suite 102
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Listing #19620

SCAN FOR MORE INFORMATION!

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Greene County

HASTINGS

TRUST FARMLAND

FRIDAY, OCTOBER 23, 2026, AT 10:00 AM CST

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CENTURYFARM
Family owned for over one hundred years