

IOWA FARMLAND AUCTION



DALLAS COUNTY

105.55
ACRES M/L
OFFERED IN TWO TRACTS



LISTING #19637

MATT ADAMS | 515.423.9235
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MEMORIAL HALL
1502 Walnut Street - Dallas Center, IA 50063

AUCTION TERMS & CONDITIONS

DALLAS COUNTY, IOWA FARMLAND AUCTION

105.55 Acres M/L | Offered as Two Tracts
Thursday, October 15th, 2026 @ 10:00 AM CST

SELLER: The Shirley Morgan Family Trust

ATTORNEY: DuWayne Dalen | Finneseth & Dalen, P.L.C.

AUCTION LOCATION:

Memorial Hall
1502 Walnut Street
Dallas Center, IA 50063

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwangler.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 Thursday, October 15th, 2026, at 10:00 AM at the Memorial Hall in Dallas Center, Iowa. The portfolio will be offered as two individual tracts using 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 will continue until all farmland 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 Dallas 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 Dallas 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 Peoples Company Trust Account.

CLOSING: Closing will occur on or before Wednesday, December 2nd, 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 Tenant's Rights.

FARM LEASE: The current farm lease has been terminated and farming rights are available for the 2027 growing season.

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.

IOWA FARMLAND AUCTION

DALLAS COUNTY



LISTING #19637

Upcoming Dallas County, Iowa Farmland Auction - Mark your calendars for Thursday, October 15th, 2026, at 10:00 AM! Peoples Company is pleased to be representing the Shirley Morgan Family Trust in the sale of 105.55 acres m/l located north of Dallas Center, Iowa. Offered as two tracts, these farms boast nearly 100% tillable soils and lie within the sphere of influence of the Des Moines Metropolitan Area. Highly tillable farmland tracts of these sizes make a great opportunity for the beginning farmer, an investor looking to diversify their portfolio, or an existing farm operation looking to add a more affordable tract compared to larger farm offerings.

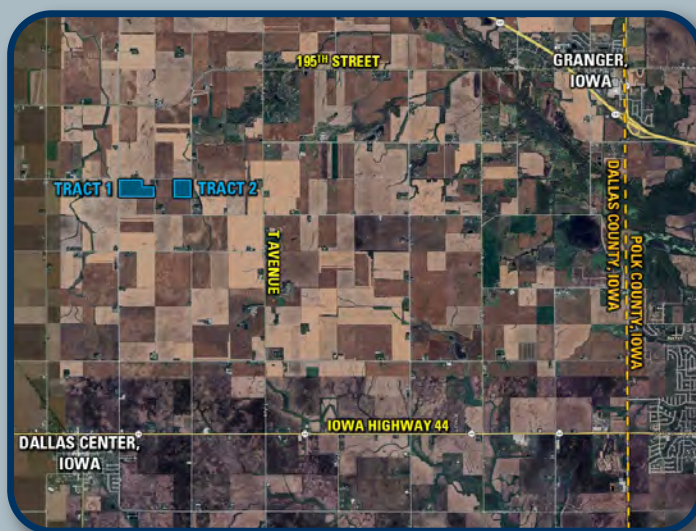
Tract 1: 65.08 acres m/l with approximately 62.13 NHEL FSA cropland acres and a CSR2 soil rating of 86.3

Tract 2: 40.47 surveyed acres m/l with 38.58 NHEL FSA cropland acres and a CSR2 soil rating of 87.3

The current farm lease has been terminated and farming rights are available for the 2027 growing season.

Lying in Section 13 of Sugar Grove Township, both farms are near local and state paved highways with County Highway R22 located a mile east, Iowa Highway 141 located six miles east, Iowa Highway 44 located four miles south, and U.S. Highway 169 located four miles west. Their convenient location offers easy access to multiple grain marketing options, including Heartland Co-op located in Dallas Center, Minburn, and Woodward.

These two tracts will be offered on a price-per-acre basis via Public Auction and will take place on Thursday, October 15th, 2026, at 10:00 AM CST at the Memorial Hall in Dallas Center, Iowa. The farm will be sold as two separate tracts using the "Buyer's Choice" auction method, where the high bidder can take, in any order, one or both tracts for their high bid. "Buyer's Choice" auctioning will continue until both tracts have been purchased and removed from the auction. 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.



From Dallas Center, Iowa: Head east out of town on Iowa Highway 44 and go for about 2.5 miles until County Road R22. Take a left (north) and continue for 3 miles. Take a left heading west on 210th Street for approximately 2 miles until you reach the T-intersection of R Avenue. Turn right (north) onto R Avenue and go for half a mile. Tract 1 will be on the left (east) side of the road. Turn right (east) onto 105th Street and continue for about 1 mile. Tract 2 will be on the right (south) side of the road. Look for Peoples Company signage.

Not able to make it to the live auction but still want to bid? No problem!

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.



TRACT 1 | 65.08 ACRES M/L

Tract 1 consists of approximately 65.08 acres m/l with an estimated 62.13 FSA cropland acres. Primary soil types include highly productive Canisteo clay loam, Clarion loam, and Webster clay loam with an average CSR2 soil rating of 86.3, well above the Dallas County, Iowa average CSR2 soil rating of 76.6. The cropland acres are classified as Non-Highly Erodible Land (NHEL).

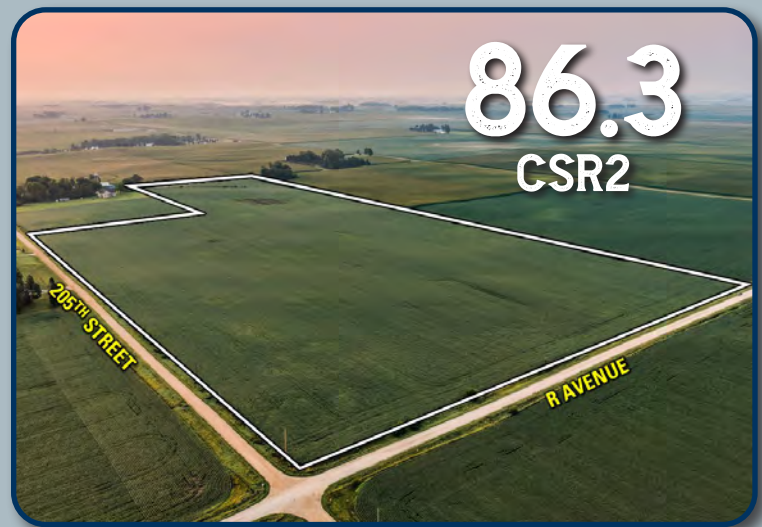
The current farm lease has been terminated and farming rights are available for the 2027 growing season.

Three tile intakes are located on the tract, indicating that drainage tile is present. A portion of the eastern half of the farm lies in Drainage District #27 and there are no county tile lines located on the farm.

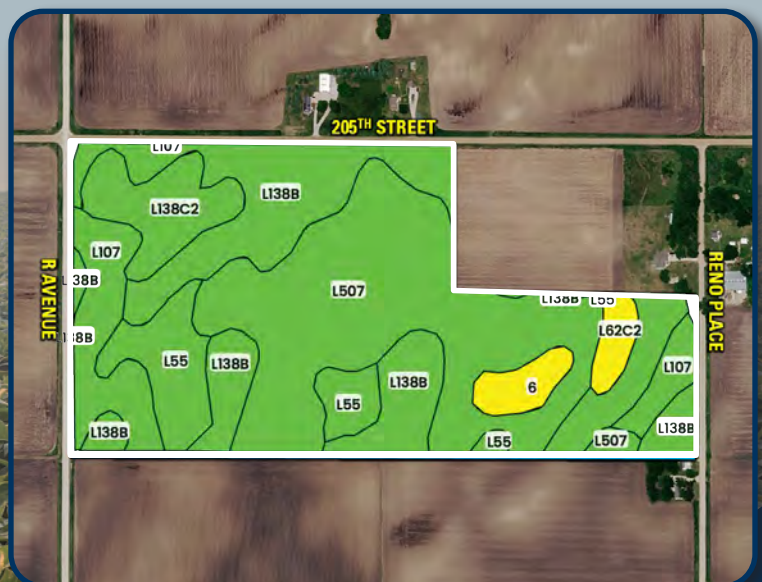
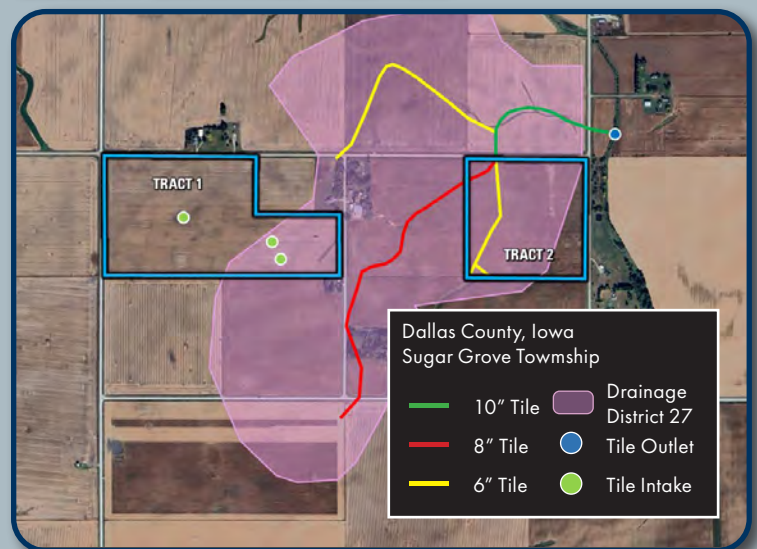
This tract lies three miles north of Dallas Center, Iowa and six miles west of Granger, Iowa. Access to the tract is from the east off Reno Place, and from the northwest corner off R Avenue & 205th Street. Located in Section 13 of Sugar Grown Township, Dallas County, Iowa.

TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
L507	Canisteo clay loam	23.33	37.56%	87	■
L138B	Clarion loam	19.31	31.08%	88	■
L107	Webster clay loam	6.38	10.27%	88	■
L55	Nicollet loam	5.80	9.34%	91	■
L138C2	Clarion loam	4.41	7.10%	83	■
6	Okoboji silty clay loam	1.64	2.64%	59	■
L62C2	Storden loam	1.25	2.01%	64	■
WEIGHTED AVERAGE				86.3	



COUNTY DRAINAGE TILE MAP



TRACT 2 | 40.47 ACRES M/L

Tract 2 consists of 40.47 surveyed acres m/l with 38.58 FSA cropland acres and a CSR2 of 87.3, well above the Dallas County, Iowa average CSR2 soil rating of 76.6. Primary soil types include highly productive Clarion loam, Webster clay loam, and Nicollet loam. These acres are classified as Non-Highly Erodible Land (NHEL).

The current farm lease has been terminated and farming rights are available for the 2027 growing season.

County drainage tile is located on the farm with 6" and 8" lines running through the western half of the farm. The tile lines flow north into a 10" main located across the road and outlets into the Royer Creek just northeast of the property. Majority of the farm lies in Drainage District #27.

Don't miss this opportunity to own an affordable tract of Dallas County, Iowa farmland located in Section 13 of Sugar Grove Township and north of Dallas Center, Iowa!

TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
L138B	Clarion loam	17.49	45.33%	88	
L107	Webster clay loam	10.73	27.81%	88	
L138C2	Clarion loam	7.10	18.40%	83	
L55	Nicollet loam	2.55	6.61%	91	
L507	Canisteo clay loam	0.71	1.84%	87	
WEIGHTED AVERAGE				87.3	



2026

OCTOBER

15

THURSDAY AT 10:00 AM



1108 S. 44th Street, Suite 102
Cumming, IA 50061



PeoplesCompany.com
Listing #19637



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

Designed by Ryan Ferguson

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