

ONLINE ONLY FARMLAND AUCTION

Bidding is currently LIVE and will remain open until
Tuesday, October 13th, 2026, at 1:00 PM Central Daylight Time (CDT)



Fayette County, Iowa

— 150.35 ACRES M/L —

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Listing #19665



Fayette County, Iowa Online Only Farmland Auction - Mark your calendars for Tuesday, October 13th, 2026! Peoples Company is pleased to present this high-quality Fayette County, Iowa farmland opportunity located just southwest of Maynard, Iowa, with convenient access off IA Highway 150/P Avenue. Highly productive 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 highly tillable tract to their portfolio.

This productive farm features 143.50 FSA tillable acres with an impressive CSR2 soil rating of 84.3, significantly exceeding the Fayette County average. The highly productive soils, including Floyd, Kenyon, and Clyde clay loams, combined with excellent access from a paved highway, create an attractive combination of quality and convenience. The new buyer will have the option to have the lease open for the 2027 growing season or assume the lease. Contact the listing agents for any questions.

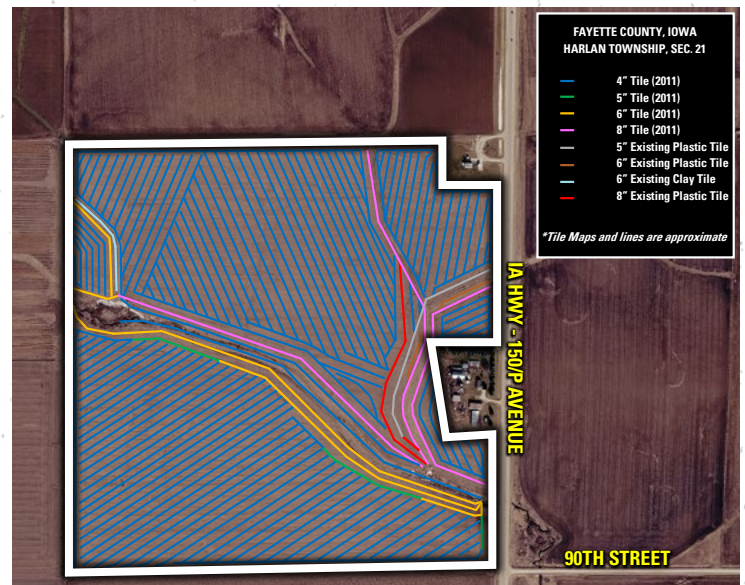
This land possesses significant private pattern tile improvements. Please see the Tile Map for more information. Contact the Listing Agents for more details.

Situated just southwest of Maynard, 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 Tuesday, October 13th, 2026, at 1:00 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 agents.



150.35 ACRES M/L



TILE MAP





TILLABLE SOILS

LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
●	198B	Floyd loam	43.53	30.34 %	89
●	83B	Kenyon loam	42.98	29.95 %	90
●	84	Clyde clay loam	34.59	24.10 %	88
●	177	Saude loam	15.41	10.74 %	60
●	177B	Saude loam	3.71	2.59 %	55
●	1152	Marshan clay loam	3.27	2.28 %	54

AVERAGE CSR2: 84.3

AUCTION DETAILS AND TERMS

Fayette County, Iowa Online Only Farmland Auction
150.35 Acres M/L

Bidding Ends: Tuesday, October 13th, 2026, at 1:00 PM
The Bidding is currently LIVE

Seller: PBE Farmland Holdings, LLC

Offering 150.35 acres m/l of Fayette 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 Tuesday, October 13th, 2026, at 1:00 PM Central Daylight Time (CDT) with closing taking place on or before Thursday, December 10th, 2026. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the 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.

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.

ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

How to Bid: Open the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction, click REGISTER TO BID. From there, you will need to create a bidder account. Once that is created, you can bid on any of our Online Auctions.

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 Fayette 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 Fayette County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required upon conclusion of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in the Bradley & Riley P.C. Trust Account.

Possession: Possession of the land will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The new buyer will have the option to have the lease open for the 2027 growing season or assume the current lease. Contact the listing agents with any questions.

Closing: Closing will occur on or about Thursday, December 10th, 2026, under the direction of Greg Seyfer at Bradley & Riley P.C. in Cedar Rapids, Iowa. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Bradley & Riley P.C. the required earnest money payment. The Seller will provide a current abstract at their expense. 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: Buyer willfully acknowledges that they have performed their due diligence before bidding on this tract and 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 acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics may vary from the figures stated within the marketing material. Buyers 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 #19665

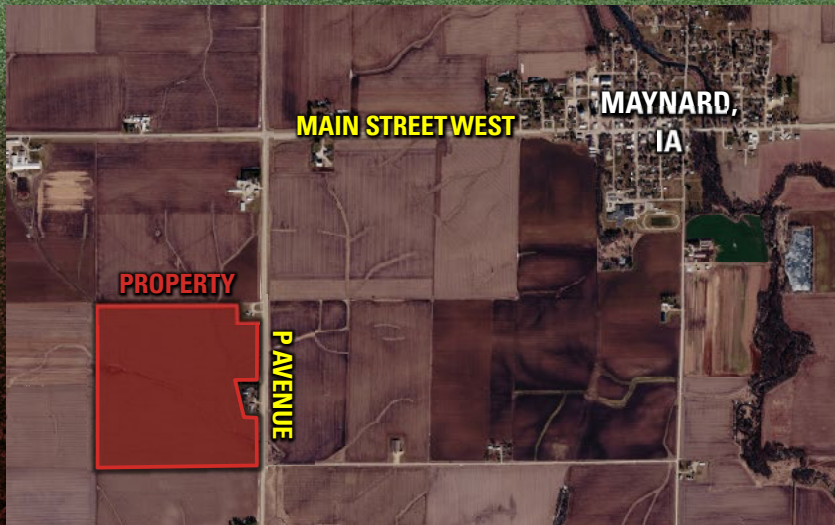


SCAN QR CODE
FOR MORE
INFORMATION!

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Fayette County, Iowa



DIRECTIONS

From Maynard, Iowa: Head west on IA Highway 150/Main Street West for approximately 1 mile until reaching P Avenue; turn left (south) onto P Avenue. Travel approximately 0.5 miles until reaching the farm on the right (west). Look for Peoples Company signage.

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