

BUCHANAN COUNTY, IOWA

2383 110TH STREET | STANLEY, IA 50671

FARMLAND & ACREAGE AUCTION

NO RESERVE

TRACT ONE | 147 ACRES M/L



TRACT TWO | 8.28 ACRES M/L



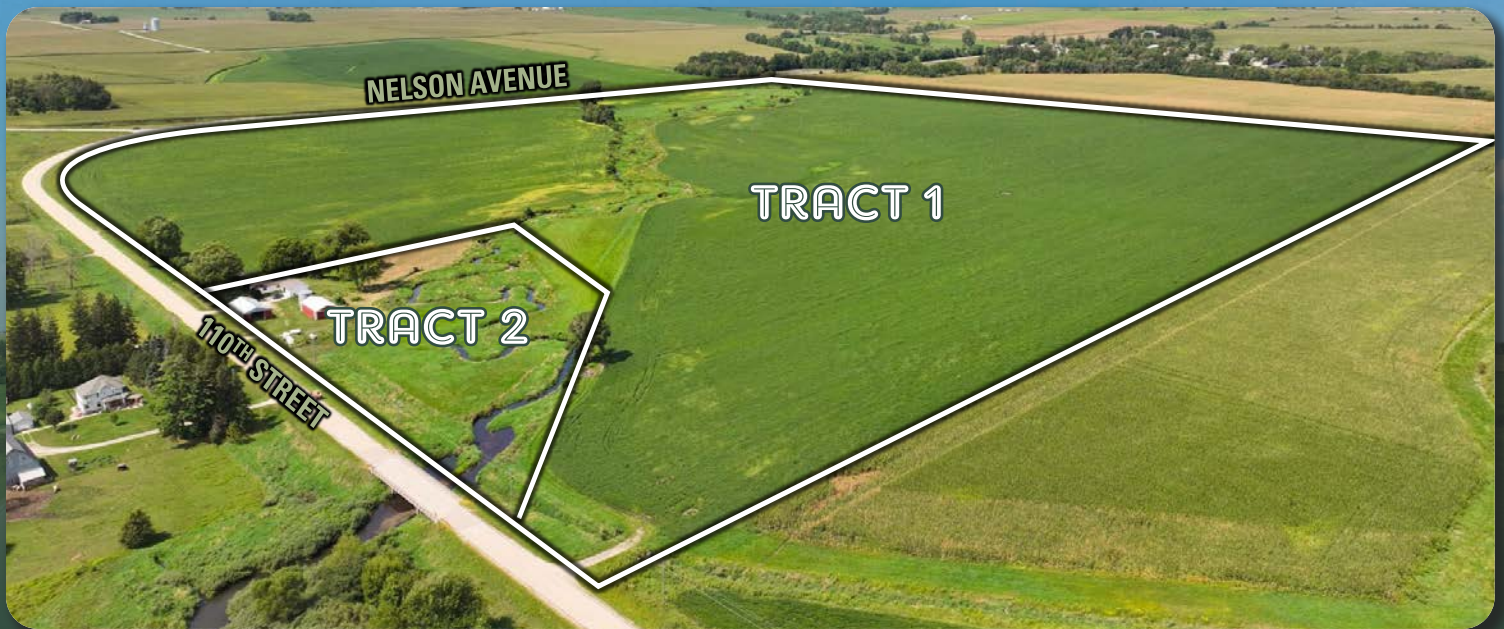
FRIDAY, NOVEMBER 6, 2026, AT 10:00 AM
155.28 ACRES M/L

OFFERED IN TWO TRACTS



TRAVIS SMOCK
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IA LIC S62642000

PC PEOPLESTM
COMPANY
INTEGRATED LAND SOLUTIONS
LISTING #19675



This Buchanan County, Iowa No Reserve Farmland and Acreage Auction presents a rare opportunity to purchase highly productive northeast Iowa farmland and a well-maintained rural acreage located on pavement just south of Stanley, Iowa. The property consists of 155.28 total acres m/l and will be offered in two individual tracts at a live absolute auction with no reserve on Friday, November 6, 2026, at 10:00 AM at the Aurora American Legion Post 435 in Aurora, Iowa.

TRACT 1 - 147 ACRES M/L

Tract 1 includes 147.00 acres m/l of quality Buchanan County farmland, featuring 127.97 FSA Cropland acres with a strong CSR2 rating of 74.3 and designated NHEL (Non-Highly Erodible). The farm contains some of the region's most productive soils, including Clyde and Clyde-Floyd loams, and has benefited from significant tile improvements that support excellent crop production. In addition to the current tillable acreage, areas along the creek have historically been utilized for hay production, providing additional agricultural use and income potential. The farm also offers exceptional accessibility with multiple access points from Nelson Avenue and 110th Street.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
84	Clyde clay loam	27.67	21.58%	●	88
284B	Flagler sandy loam	16.42	12.80%	●	51
1226	Lawler loam	14.22	11.09%	●	59
391B	Clyde-Floyd complex	12.50	9.74%	●	87
585	Coland-Spillville complex	10.70	8.35%	●	70
171B	Bassett loam	9.52	7.42%	●	85
399	Readlyn silt loam	9.01	7.03%	●	91
407B	Schley loam	7.23	5.64%	●	81
83B	Kenyon loam	5.98	4.66%	●	90
398	Tripoli clay loam	3.00	2.34%	●	82
408B	Olin sandy loam	2.56	1.99%	●	64
626	Hayfield loam	2.49	1.94%	●	53
1152	Marshan clay loam	2.40	1.87%	●	54
2153	Shandep clay loam	2.15	1.68%	●	21
1585	Spillville-Coland complex	1.43	1.12%	●	22
471	Oran loam	0.90	0.70%	●	74
284	Flagler sandy loam	0.08	0.06%	●	55
Weighted Average					74.2

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TRACT 2 - 8.28 ACRES M/L

Tract 2 consists of a surveyed 8.28-acre rural acreage featuring a well-kept two-bedroom, two-bathroom home built in 1969 that has been updated over the years and includes a newer roof and an oversized 36' x 24' attached garage. Additional improvements include a 30' x 56' steel utility building constructed in 1976, a 30' x 60' steel utility building built in 1968, and two grain bins, making the property well-suited for equipment storage, hobby farming, livestock, or a country lifestyle. Acreage sites of this size along pavement are hard to come by; don't miss this rare opportunity.

Open Houses: Thursday, October 22 from 4:00 PM - 6:00 PM | Sunday, November 1 from 11:00 AM - 1:00 PM



AUCTION TERMS & CONDITIONS

Selling Attorney: Brian Eddy | Roberts & Eddy, PC

Auction Method: The two tracts will be offered via Public Auction and will take place at 10:00 AM at the American Legion in Aurora, Iowa. The farm will be sold as two individual tracts that will not be combined. 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.

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 Biddings: 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.

Farm Program Information: Farm Program Information is provided by the Buchanan 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 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.

Closing: Closing will occur on or before Thursday, December 17, 2026. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer. Closing will be coordinated by Roberts & Eddy, PC in Independence.

Possession: There are no current leases in place. Possession of the farm and home 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.



2300 Swan Lake Blvd, Ste 300
Independence, IA 50644

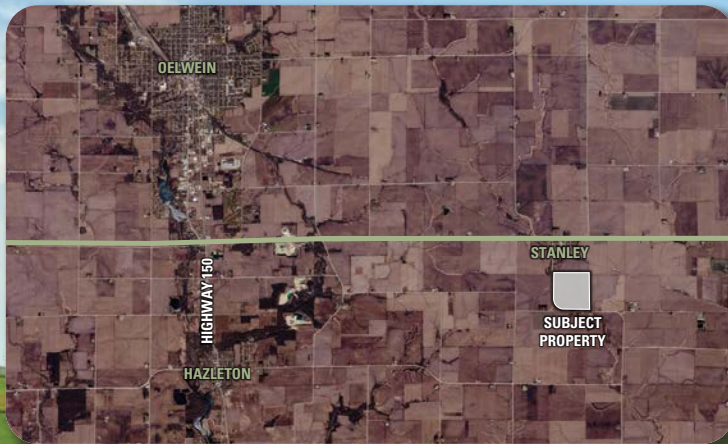


PeoplesCompany.com
Listing #19675

Buchanan County Farmland & Acreage Auction
155.28 Acres (Offered in Two Tracts)
Friday, November 6th, 2026 at 10:00 AM

Auction Location:
Aurora American Legion
302 Warren Street
Aurora, Iowa 50607

BUCHANAN COUNTY, IOWA FARMLAND & ACREAGE AUCTION NO RESERVE



From Stanley: Head south of town on Nelson Avenue. Travel for 1 mile and follow the curve east as Nelson Avenue turns into 110th Street. The property is located along the east side of Nelson Avenue and north side of 110th Street.

Open Houses:

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SCAN TO VIEW THIS
LISTING ONLINE!



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