

FAYETTE COUNTY, IOWA

Major Land Auction

FRIDAY, OCTOBER 30, 2026 AT 10:00 A.M.

Woods

THOMAS J. & CAROLYN J. TRUSTS

1,209.20 ACRES M/L

OFFERED AS 13 TRACTS

Travis Smock | **319.361.8089**
Travis.Smock@PeoplesCompany.com | IA LIC S62642000

LISTING
#19677

PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

Major Fayette County, Iowa Land Auction - Peoples Company is honored to represent the Thomas J. and Carolyn J. Woods Trusts in the sale of 1,209.2 acres m/l of high-quality tillable farmland located near Randalia, Iowa. The land will be offered in thirteen individual tracts, including exceptional farmland and diverse recreational parcels. These farms have been meticulously managed over the years with extensive tiling, strong yield history, and thoughtful conservation efforts, creating one of the rarest turnkey farm opportunities that has been brought to the northeast Iowa market in many years. The live, public auction will take place on **Friday, October 30th, 2026, at 10:00 AM at the Fayette Opera House in Fayette, Iowa.**

Tract 1: 67.00 acres m/l with 63.36 currently farmed acres carrying a CSR2 of 85.0.

Tract 2: 73.00 acres m/l with 66.99 FSA tillable acres carrying a CSR2 of 84.6.

Tract 3: 80.00 acres m/l with 79.21 FSA tillable acres carrying a CSR2 of 84.5.

Tract 4: 126.26 acres m/l with 116.99 FSA tillable acres carrying a CSR2 of 78.7.

Tract 5: 73.74 acres m/l with 41.55 FSA tillable acres & timberland along Volga River.

Tract 6: 150.50 acres m/l with 145.82 FSA tillable acres carrying a CSR2 of 81.0.

Tract 7: 75.00 acres m/l with 71.73 FSA tillable acres carrying a CSR2 of 83.5.

Tract 8: 80.00 acres m/l with 75.85 FSA tillable acres carrying a CSR2 of 84.9.

Tract 9: 98.00 acres m/l with 84.78 FSA tillable acres carrying a CSR2 of 65.6.

Tract 10: 172.00 acres m/l with 162.49 FSA tillable acres carrying a CSR2 of 75.0.

Tract 11: 80.00 acres m/l with 77.55 FSA tillable acres carrying a CSR2 of 63.4.

Tract 12: 80.00 acres m/l with 43.23 FSA tillable acres & timberland along Volga River.

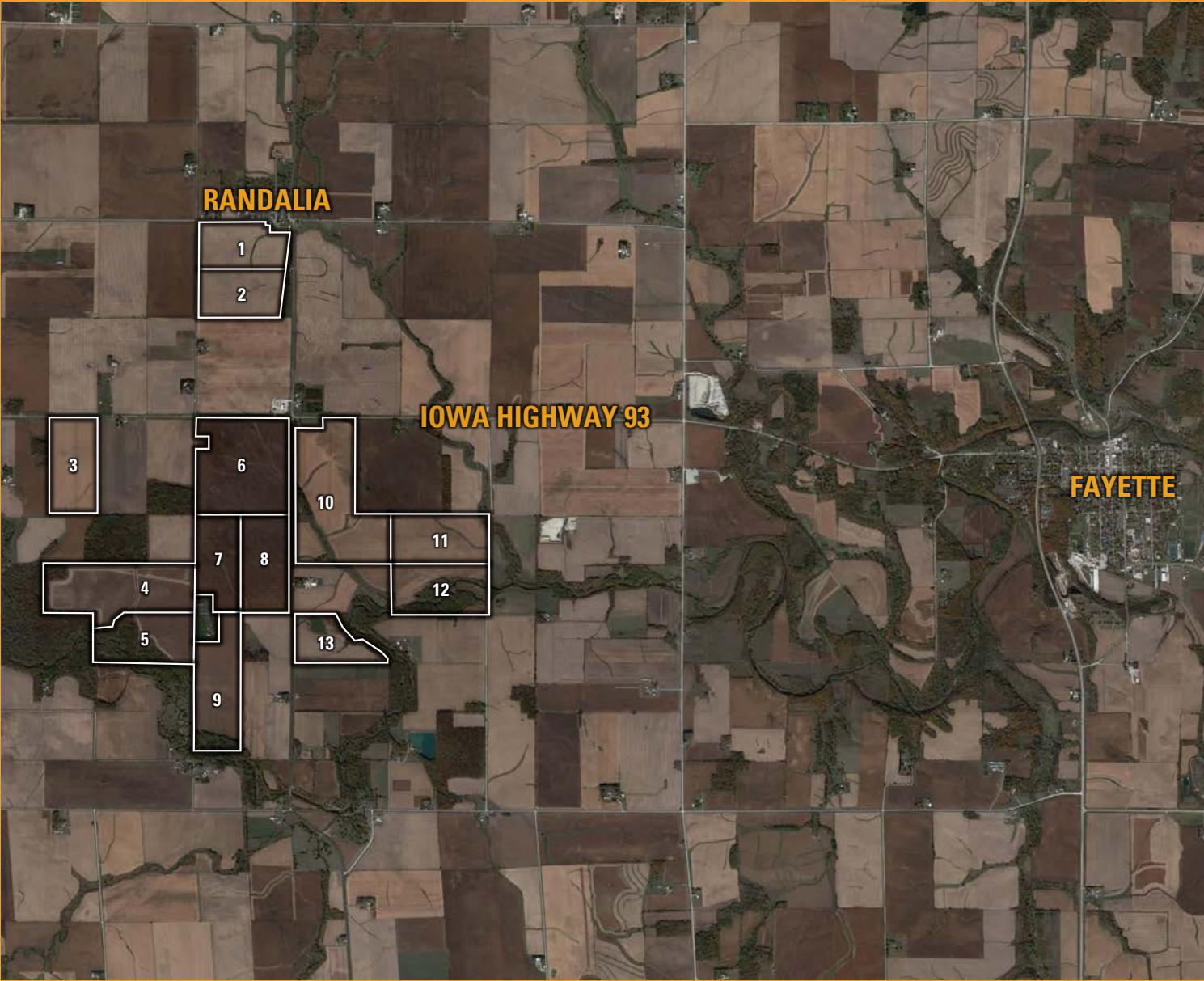
Tract 13: 53.70 acres m/l with 13.67 row crop acres, CRP, and a large pond.

The auction will be sold through the “Buyer’s Choice Auction Method” as thirteen individual tracts on a price-per-acre basis. The high bidder may take, in any order, any or all tracts for their high bid. “Buyer’s Choice” auctioning will continue until all tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. The live auction will be available for viewing and bidding through our mobile bidding app for those who are unable to attend in person.

Do not miss the unprecedented opportunity to own this impressive portfolio of farmland in a prime northeast Iowa location just off Highway 93 west of Fayette and directly adjacent to Randalia. This meticulously cared-for farm will be well-suited for local farmers, institutional-grade investors, and recreational buyers alike. In addition to the premier row crop properties, the CRP, Volga River frontage, and pond available on the recreational properties offer a diverse blend of everything outdoors, including hunting whitetail deer, upland birds and waterfowl, trail riding and hiking, and fishing. These thirteen tracts are ideally located in one of the most sought-after regions for farmland investment due to the soil types, grain outlet options, and strong farming operations.

1,209.20 ACRES M/L

OFFERED AS 13 TRACTS



Directions

Located on the edge of Randalia, Iowa, and west of Fayette, with frontage along Iowa Highway 93, Opal Road, N Avenue, and O Avenue.

Woods

THOMAS J. & CAROLYN J. TRUSTS

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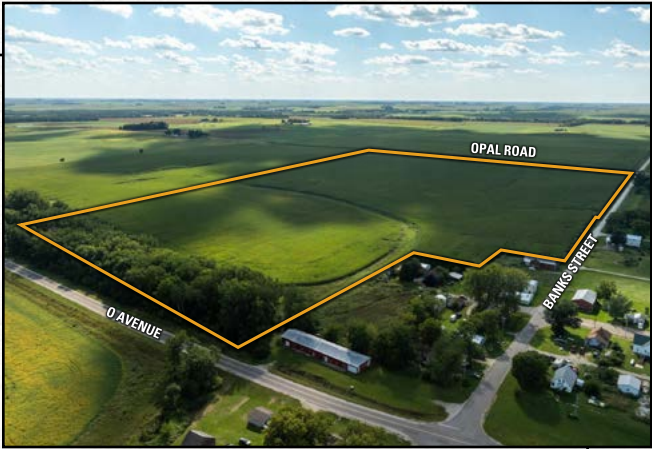
LISTING
#19677

PC **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

TRACT 1 - 67 ACRES M/L

OPAL ROAD & 160TH STREET, RANDALIA

Tract One consists of 67 acres m/l located on the southwest edge of Randalia, Iowa, along Opal Road and Banks Street, with 63.36 FSA cropland acres m/l carrying a CSR2 of 85. There are an additional 0.94 acres m/l enrolled in a CP8A Grass Waterway CRP program, paying \$357 annually through 2053. The farm has been improved with tile, and the main soil types are Floyd, Clyde & Bassett loams. Additionally, there are 2.27 acres m/l of trees on the east side of this tract in an old railroad right-of-way. Tract one is located in Section 22 of Center Township, Fayette County, IA.



TILLABLE SOILS				
CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
198B	Floyd loam	19.86	31.35 %	89
84	Clyde clay loam	17.23	27.19 %	88
171B	Bassett loam	11.24	17.73 %	85
394B	Ostrander loam	6.82	10.77 %	88
407B	Schley loam	4.26	6.72 %	81
782B	Donnan loam	2.65	4.19 %	43
408C	Olin sandy loam	1.03	1.62 %	59

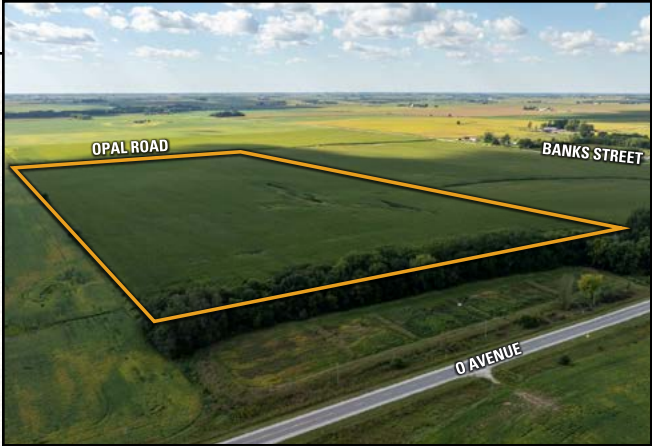


AVERAGE CSR2: 85

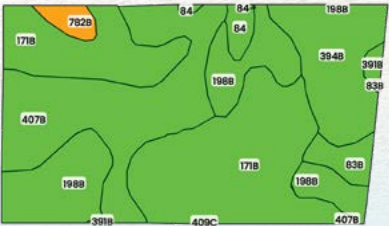
TRACT 2 - 73 ACRES M/L

OPAL ROAD, RANDALIA

Tract Two consists of 73 acres m/l located on the southwest edge of Randalia, Iowa, along Opal Road, with an estimated 66.99 FSA cropland acres carrying a CSR2 of 84.6. The farm has been improved with tile, and the main soil types are Bassett, Schley & Floyd loams. This tract also includes 1.6 acres m/l of timber along an old railroad right-of-way. Tract two is located southwest of Randalia in Section 22 of Center Township, Fayette County, IA.



TILLABLE SOILS				
CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
171B	Bassett loam	24.63	36.77 %	85
407B	Schley loam	16.69	24.91 %	81
198B	Floyd loam	12.35	18.43 %	89
394B	Ostrander loam	8.48	12.65 %	88
83B	Kenyon loam	1.89	2.81 %	90
782B	Donnan loam	1.21	1.80 %	43
84	Clyde clay loam	1.20	1.79 %	88



AVERAGE CSR2: 84.6



Auction Details

FRIDAY, OCTOBER 30, 2026 AT 10:00 A.M.

Fayette Opera House | 301 S Main Street | Fayette, Iowa 52142

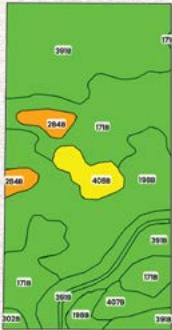
TRACT 3 - 80 ACRES M/L

IA HIGHWAY 93, RANDALIA

Tract Three consists of 80 acres m/l located southwest of Randalia, Iowa, along Iowa Highway 93, with an estimated 79.21 FSA cropland acres carrying a CSR2 of 84.5. The farm has been improved with tile, and the main soil types are Floyd, Clyde-Floyd & Bassett loams. Tract Three is located southwest of Randalia along Iowa Highway 93 in Section 28 of Center Township, Fayette County, IA.



TILLABLE SOILS				
CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
391B	Clyde-Floyd complex	28.88	36.47 %	87
171B	Bassett loam	21.10	26.64 %	85
198B	Clyde-Floyd complex	20.20	25.50 %	89
408B	Olin sandy loam	3.07	3.88 %	64
284B	Flagler sandy loam	2.72	3.44 %	49
407B	Schley loam	2.61	3.30 %	81
302B	Coggon loam	0.61	0.77 %	76

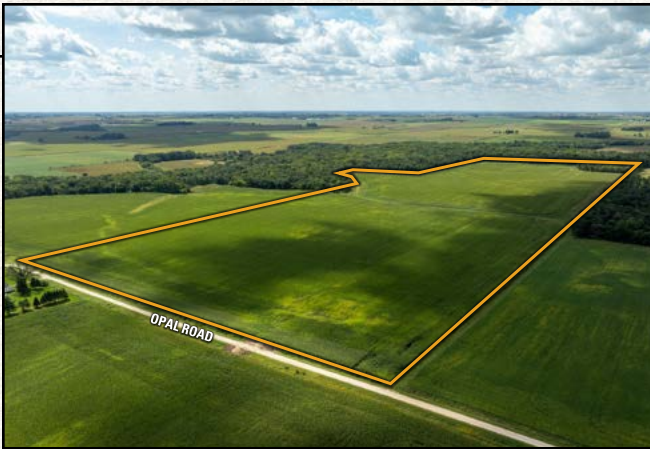


AVERAGE CSR2: 84.5

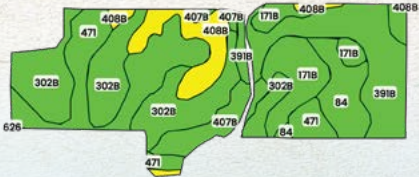
TRACT 4 - 126.26 ACRES M/L

OPAL ROAD, RANDALIA

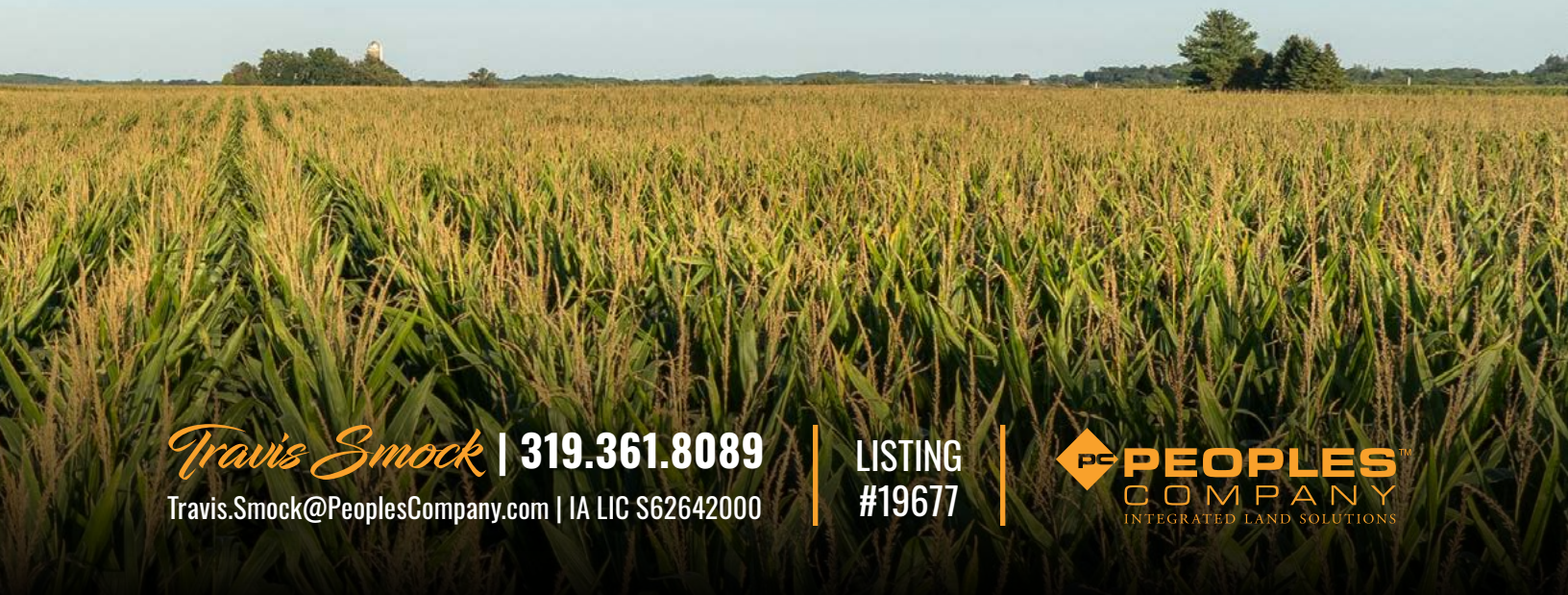
Tract Four consists of 126.26 acres m/l located southwest of Randalia, Iowa, along Opal Road, with an estimated 116.99 FSA cropland acres. Of the cropland acres, there are 108.56 acres currently farmed carrying a CSR2 of 78.7, and approximately 8.43 acres newly enrolled in a CP33 Habitat Buffer Strip CRP program expiring in 2036. The Buyer of this tract will have the option to continue the CRP program or farm this area. The farm has been improved with tile, and the main soil types are Coggon, Oran & Clyde-Floyd loams. In addition to the cropland, there are 4.66 acres of trees in the northwest corner of this parcel. Tract four is located in Sections 27, 28 & 34 of Center Township, Fayette County, IA.



TILLABLE SOILS				
CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
302B	Bassett loam	29.22	26.80 %	76
471	Schley loam	21.91	20.10 %	74
391B	Floyd loam	19.61	17.99 %	87
171B	Ostrander loam	12.97	11.90 %	85
408B	Kenyon loam	9.71	8.91 %	64
84	Donnan loam	8.08	7.41 %	88
407B	Clyde clay loam	7.08	6.49 %	81



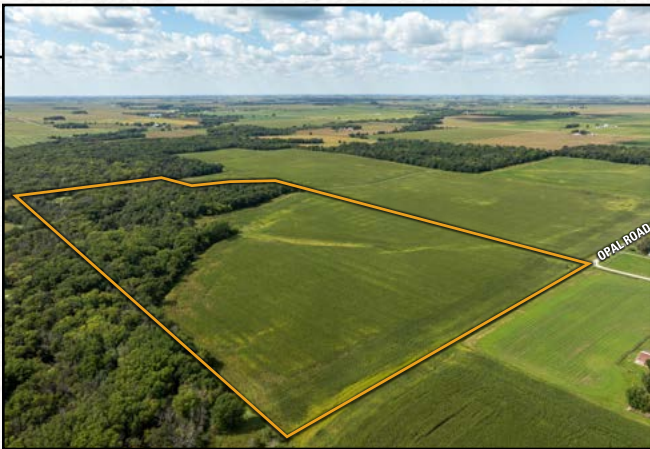
AVERAGE CSR2: 78.7



TRACT 5 - 73.74 ACRES M/L

OPAL ROAD, RANDALIA

Tract Five consists of 73.74 acres m/l located southwest of Randalia, Iowa, along Opal Road, with an estimated 39.26 currently farmed acres, carrying a CSR2 of 78.9. Approximately 2.29 acres are newly enrolled in a CP33 Habitat Buffer Strip CRP program expiring in 2036. The Buyer of this tract will have the option to continue the CRP program or farm this area. This tract is set up to be an excellent recreational farm with over 34 acres of thick timber and Volga River frontage. The farm has been improved with tile, and the main soil types are Clyde & Oran loams. Tract five is located in Section 34 of Center Township, Fayette County, IA.



TILLABLE SOILS				
CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
84	Clyde clay loam	15.70	40.45 %	88
471	Oran loam	10.35	26.68 %	74
284	Flagler sandy loam	3.90	10.04 %	56
391B	Clyde-Floyd complex	3.86	9.96 %	87
302B	Coggon loam	2.36	6.07 %	76
171B	Bassett loam	1.30	3.36 %	85
177B	Saude loam	0.62	1.61 %	55



AVERAGE CSR2: 78.8

TRACT 6 - 150.5 ACRES M/L

IA HIGHWAY 93 & OPAL ROAD, RANDALIA

Tract Six consists of 150.5 acres m/l located south of Randalia, Iowa, along Opal Road and Iowa Highway 93, with an estimated 145.82 FSA cropland acres. Of the cropland acres, there are 131.94 acres currently farmed carrying a CSR2 of 81.4, and approximately 11.38 acres newly enrolled in a CP27 and CP28 Farmable Wetland Buffer CRP program expiring in 2027, paying \$368.21/acre or \$4,190.22 annually. The farm has been improved with tile, and the main soil types are Floyd, Bassett, and Clyde-Floyd, loams. This tract has had manure from the neighboring hog site, creating excellent fertility. Tract six is located in Section 27 of Center Township, Fayette County, IA.



TILLABLE SOILS				
CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
198B	Floyd loam	39.03	29.03 %	89
171B	Bassett loam	24.85	18.48 %	85
391B	Clyde-Floyd complex	22.42	16.68 %	87
409B	Dickinson fine loam	16.48	12.25 %	74
84	Clyde clay loam	12.03	8.95 %	88
41C	Sparta loamy fine	9.35	6.96 %	34
83B	Kenyon loam	5.78	4.30 %	90



AVERAGE CSR2: 81.4

Auction Details

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Fayette Opera House | 301 S Main Street | Fayette, Iowa 52142

TRACT 7 - 75 ACRES M/L

OPAL ROAD & 140TH STREET, RANDALIA

Tract Seven consists of 75 acres m/l located south of Randalia, Iowa, along Opal Road and 140th Street, with an estimated 71.73 FSA cropland acres. Of the cropland acres, there are 70.33 acres currently farmed, carrying a CSR2 of 83.4. The farm has been improved with tile, and the main soil types are Bassett and Clyde-Floyd loams. This tract has had manure from the neighboring hog site, creating excellent fertility. Tract seven is located in Section 27 of Center Township, Fayette County, IA.



TILLABLE SOILS				
CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
171B	Bassett loam	33.27	46.38 %	85
391B	Clyde-Floyd complex	30.39	42.37 %	87
408B	Floyd loam	8.07	11.26 %	64



AVERAGE CSR2: 83.5

TRACT 8 - 80 ACRES M/L

O AVENUE & 140TH STREET, RANDALIA

Tract Eight consists of 80 acres m/l located south of Randalia, Iowa, along paved O Avenue and 140th Street, with an estimated 75.85 FSA cropland acres. Of the cropland acres, there are 71.89 acres currently farmed, carrying a CSR2 of 84.8. The farm has been improved with tile, and the main soil types are Bassett and Clyde-Floyd loams. This tract has had manure from the neighboring hog site, creating excellent fertility. Tract eight is located in Section 27 of Center Township, Fayette County, IA.



TILLABLE SOILS				
CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
171B	Bassett loam	37.18	49.01 %	85
391B	Clyde-Floyd complex	26.55	35 %	87
407B	Schley loam	10.52	13.86 %	81
471	Oran loam	0.74	0.97 %	74
302C	Coggon loam	0.57	0.76 %	71
302B	Coggon loam	0.30	0.40 %	76

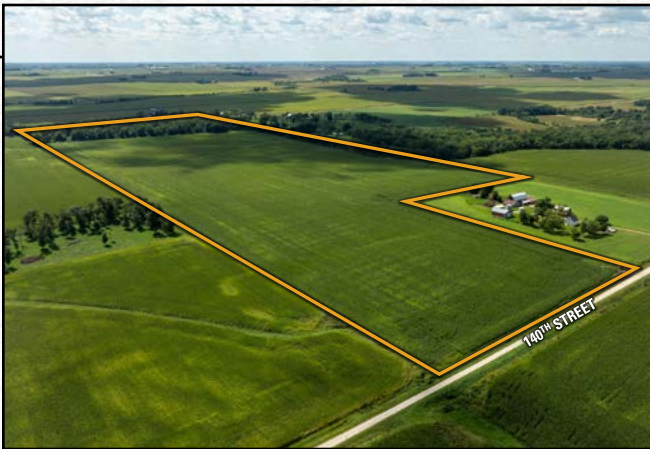


AVERAGE CSR2: 84.9

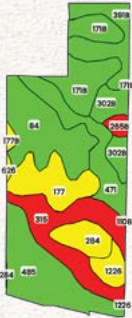
TRACT 9 - 98 ACRES M/L

140TH STREET, RANDALIA

Tract Nine consists of 98 acres m/l located south of Randalia, Iowa, along 140th Street, with an estimated 84.78 FSA cropland acres carrying a CSR2 of 65.6. Approximately 0.55 acres are enrolled in a CP21 Filter Strip CRP program, paying \$165 annually that expires in 2037. The farm has been improved with tile, and the main soil types are Spillville and Clyde loams. In addition to the cropland, there are 8.15 acres of trees on the south side of this parcel, providing added recreational value. Tract nine is located in Section 34 of Center Township, Fayette County, IA.



TILLABLE SOILS				
CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
485	Spillville loam Clyde	13.98	16.59 %	76
84	Clyde clay loam	12.79	15.18 %	88
315	Loamy alluvial land	12.08	14.34 %	5
171B	Bassett loam	9.23	10.95 %	85
471	Oran loam	8.15	9.67 %	74
177	Saude loam	7.71	9.15 %	60
391B	Clyde-Floyd complex	6.84	8.12 %	87

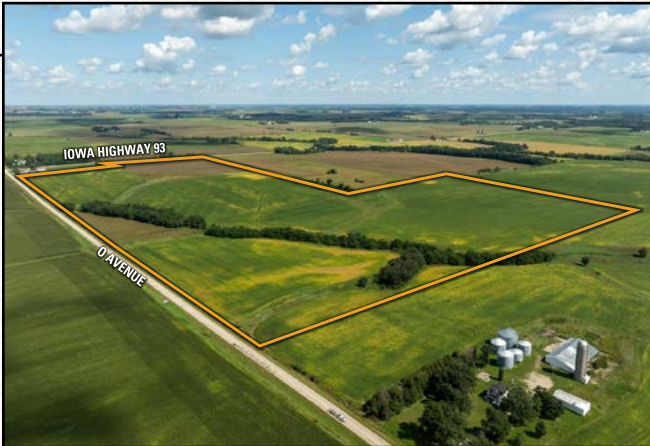


AVERAGE CSR2: 65.6

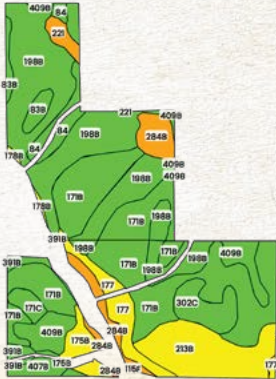
TRACT 10 - 172 ACRES M/L

IA HIGHWAY 93 & O AVENUE, RANDALIA

Tract Ten consists of 172 acres m/l located southeast of Randalia, Iowa, along paved Iowa Highway 93 & O Avenue, with 162.49 FSA cropland acres m/l. Of the cropland acres, there are 126.87 acres m/l in row crop production carrying a CSR2 of 77.7. The remainder of the cropland acres are enrolled in various CRP contracts, including: 17.29 acres currently enrolled in a CP28 and CP27 Farmable Wetlands Program paying \$6,151 annually, and 1.2 acres enrolled in a CP42 Pollinator Habitat Program paying \$376 annually, expiring in 2027, 0.97 acres enrolled in a CP8A Grassed Waterway Program paying \$291 annually, expiring in 2032, 3.2 acres enrolled in a CP21 Filter Strip Program paying \$940 annually, expiring in 2037, and 1.03 acres in a CP8A Grassed Waterway Program paying \$391 annually, expiring in 2054. The farm has been improved with tile, and the main soil types are Basset, Floyd, and Dickinson loams. Tract ten is located in Section 26 of Center Township, Fayette County, IA.



TILLABLE SOILS				
CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
171B	Bassett loam	39.32	30.99 %	85
198B	Floyd loam	34.76	27.40 %	89
213B	Rockton loam	12.39	9.77 %	53
409B	Dickinson fine loam	7.62	6.01 %	74
284B	Flagler sandy loam	5.89	4.64 %	49
177	Saude loam	5.38	4.24 %	60
302C	Coggon loam	4.73	3.73 %	71



AVERAGE CSR2: 81.4

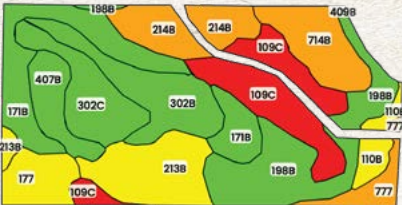
TRACT 11 - 80 ACRES M/L

N AVENUE, RANDALIA

Tract Eleven consists of 80 acres m/l located southeast of Randalia, Iowa, along N Avenue, with an estimated 77.55 FSA cropland acres. Of the cropland acres, there are approximately 74.43 row crop acres carrying a CSR2 of 63.4. Approximately 2.14 acres are currently enrolled in a CP8A Grassed Waterway CRP program expiring in 2053 that pays \$718 annually, and an additional 0.98 acres are enrolled in a CP21 CRP Program that expires in 2027. The farm has been improved with tile, and the main soil types are Floyd and Bassett loams. Tract eleven is located in Section 26 of Center Township, Fayette County, IA.



TILLABLE SOILS				
CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
198B	Floyd loam	10.55	14.18 %	89
171B	Bassett loam	10.15	13.64 %	85
109C	Backbone fine loam	10.02	13.47 %	31
213B	Rockton loam	7.87	10.57 %	53
302B	Coggon loam	7.03	9.45 %	76
302C	Coggon loam	5.95	8.00 %	71
214B	Rockton loam	5.77	7.75 %	47



AVERAGE CSR2: 63.4

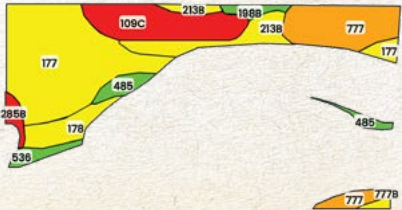
TRACT 12 - 80 ACRES M/L

N AVENUE, RANDALIA

Tract Twelve consists of an 80 acres m/l recreational farm located southeast of Randalia, Iowa, along N Avenue. This tract has an estimated 43.23 FSA cropland acres and 35.32 estimated recreational land acres featuring thick timber and Volga River access. Of the cropland acres, there are an estimated 30.76 FSA cropland acres. Of the cropland acres, there are 29.19 acres currently farmed carrying a CSR2 of 54.0, and approximately 12.47 acres enrolled in a CP21 CRP program expiring in 2027. The farm has been improved with tile, and the main soil types are Saude and Wapsie loams. Tract Twelve is located in Section 26 of Center Township, Fayette County, IA.



TILLABLE SOILS				
CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
177	Saude loam	12.44	40.46 %	60
777	Wapsie loam	5.35	17.38 %	49
109C	Backbone fine loam	4.73	15.38 %	31
213B	Rockton loam	2.93	9.53 %	53
178	Waukee loam	1.92	6.23 %	69
485	Spillville loam	1.38	4.48 %	76
285B	Hanlon fine sandy loam	0.75	2.43 %	70

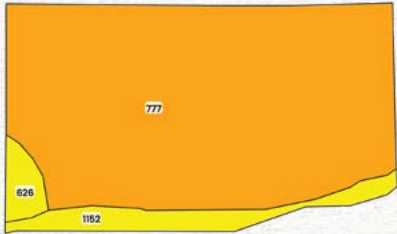
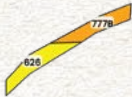


AVERAGE CSR2: 54.3

TRACT 13 - 53.7 ACRES M/L

140TH STREET, RANDALIA

Tract Thirteen consists of a 53.7 acre m/l recreational tract located southwest of Randalia, Iowa, along paved O Avenue. This farm is set up to be an excellent building site and offers exceptional recreational value for upland bird and waterfowl hunting and fishing, with income provided by multiple CRP contracts and a tillable field. This tract would be a premium pasture farm as well. There are an estimated 13.34 acres currently farmed, carrying a CSR2 of 49.5. Additionally, there are currently 1.13 acres enrolled in a CP21 CRP program, paying \$274 annually, expiring in 2027, 4.33 acres enrolled in a CP38E-2 Native Grass CRP Program, paying \$1,161 annually, expiring in 2030, 10.0 acres enrolled in a CP9 Water Area for Wildlife CRP Program, paying \$1,481 annually, expiring in 2030, and 18.02 acres enrolled in a CP38E-25 Wildlife Habitat CRP Program paying \$4,678 annually, expiring in 2037. Tract thirteen is located in Section 35 of Center Township, Fayette County, IA.



AVERAGE CSR2: 49.5

TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
○ 777	Wapsie loam	11.82	86.46 %	49
○ 1152	Marshan clay loam	1.11	8.10 %	54
○ 626	Hayfield loam	0.58	4.26 %	53
○ 777B	Wapsie loam	0.16	1.17 %	45

Woods Family Legacy

This sale marks the culmination of the Woods family’s 84-year stewardship of the land. A lifelong farmer at heart, Tom Woods steadily expanded the operation through farmland investments while helping build Woods Brothers Wholesale Company in the 1950s. He purchased the family home place in the 1960s, developed a successful grain and cattle operation, and dedicated himself to caring for the land. His son carried on that tradition, working alongside him from 1980 to 2014. Today, the farm reflects the Woods family’s enduring commitment to agriculture, stewardship, and hard work.



Woods

THOMAS J. & CAROLYN J. TRUSTS



AUCTION DETAILS & TERMS

Major Fayette County, Iowa Farmland Auction
1,209.20± Acres
Friday, October 30th, 2026 at 10:00 AM
Offered in 13 Tracts

Auction Location:
Fayette Opera House
301 S Main Street
Fayette, Iowa 52142

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

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.

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

Closing Attorney: Brian Eddy | Roberts & Eddy, PC.

Auction Method: All eight tracts will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method," whereas the winning bidder may elect to take, in any order, any or all tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all 13 tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

Real Estate Taxes: The real estate taxes will be prorated between the Seller and Buyer(s) to the date prior to closing. Taxes are approximated to the best of our knowledge in the marketing material, and the closing company shall estimate the final tax amount before closing.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction. Visit <http://peoplescompany.bidwrangler.com/>

Financing: The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to have been made before bid submission. By bidding, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

Earnest Money Payment: A 10% earnest money payment is required within 24 hours of the conclusion of the auction. The earnest money payment may be paid in the form of a wire transfer or check. All funds will be held in the Roberts & Eddy, PC. Trust Account.

Closing: The Buyer(s) may choose to close on Thursday, December 17, 2026, or Thursday, January 7, 2027. The balance of the purchase price will be payable at closing in the form of a wire transfer.

Possession: Possession of the recreational and CRP portions of the farm will be given to the Buyer(s) at closing. Possession of cropland will be transferred subject to Tenant's rights.

Farm Lease: The farmland is leased for the 2027 row crop season. 100% of the lease payments will go to the Buyer. Contact the Listing Agent for lease details.

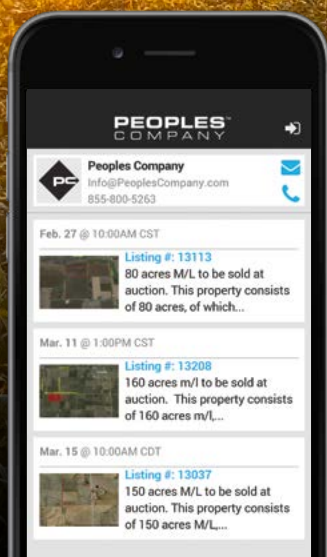
Farm Program Information: Farm Program Information is provided by the Fayette County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc., are subject to change when the farm is reconstituted by the Fayette County FSA and NRCS offices.

Contract & Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit the required earnest money into the Roberts & Eddy, PC. Trust Account. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. 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 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 price-per-acre basis. Peoples Company and its representatives are agents of the Seller. 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 own 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.



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Major Land Auction

FRIDAY, OCTOBER 30, 2026 AT 10:00 A.M.

Woods

THOMAS J. & CAROLYN J. TRUSTS

1,209.20 ACRES M/L

OFFERED AS 13 TRACTS

Travis Smock | 319.361.8089
Travis.Smock@PeoplesCompany.com | IA LIC S62642000

LISTING
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