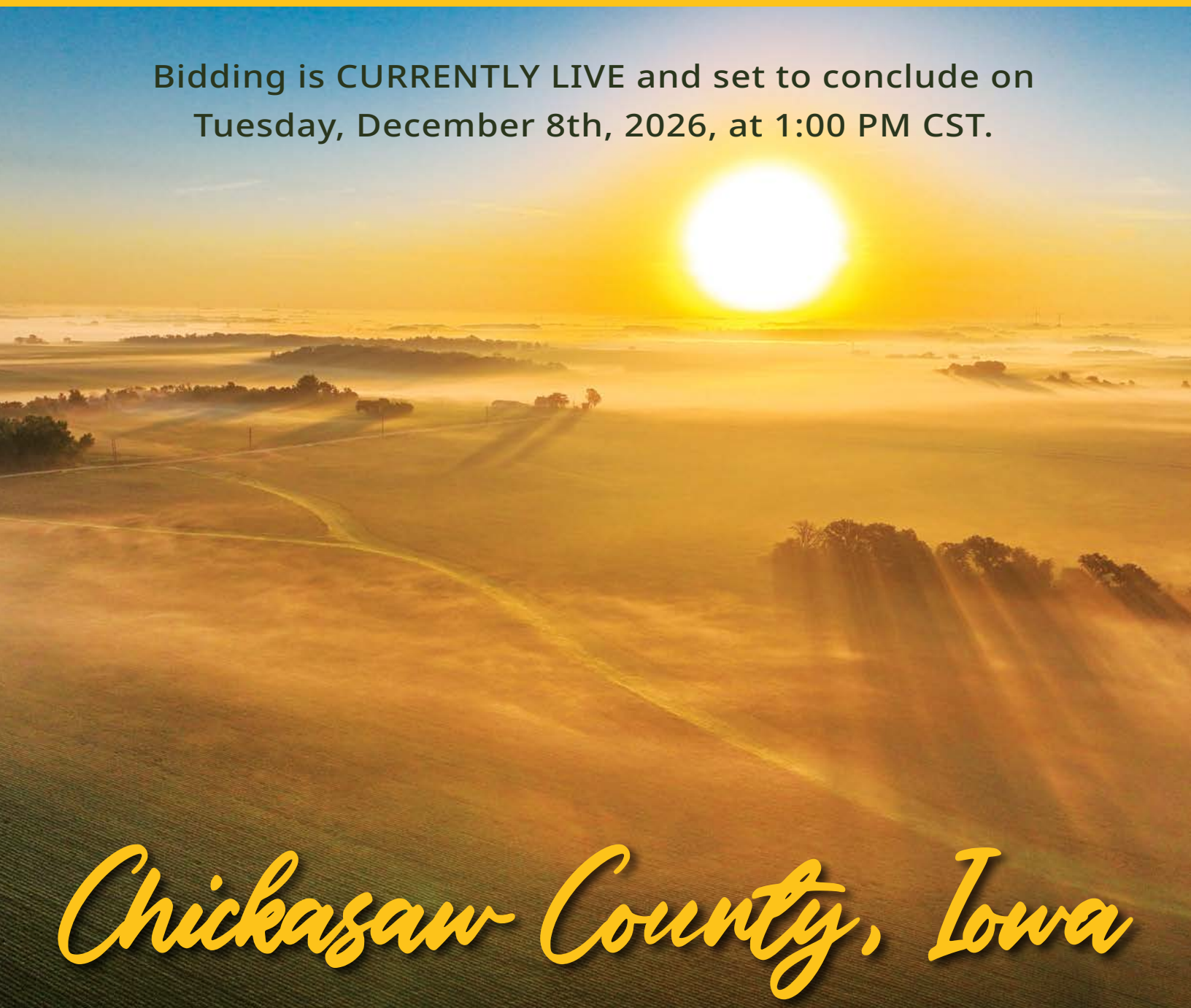
ONLINE ONLY FARMLAND AUCTION

Bidding is CURRENTLY LIVE and set to conclude on
Tuesday, December 8th, 2026, at 1:00 PM CST.



Chickasaw County, Iowa

158.66 ACRES M/L

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Listing #19694

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

Chickasaw County, Iowa Online-Only Farmland Auction
Bidding is CURRENTLY LIVE and set to conclude on Tuesday, December 8th, 2026, at 1:00 PM CST. Peoples Company is honored to represent PBE Farmland Holdings, LLC in the sale of 158.66 gross acres m/l located just southwest of Alta Vista, Iowa, in Section 34 of Deerfield Township, Chickasaw County, Iowa.

The farm consists of 151.19 FSA cropland acres, including 144.97 acres currently in row crop production with a CSR2 rating of 66.2. The primary soil types are Lawler loam, Hayfield loam, and Schley loam. Extensive pattern tiling has contributed to the farm's outstanding productivity, resulting in exceptional yields year after year (see Tile Map and Yield History). 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 for any questions.

The balance of the FSA cropland acres includes 6.22 acres enrolled in CRP (Conservation Reserve Program). The CRP contracts include:

- 4.20 acres enrolled in CP8A through 2027, generating $1,260 annually ($300/acre)
- 2.02 acres enrolled in CP42 through 2032, generating $596 annually ($295.05/acre)

Together, these contracts yield a total annual income of $1,856. The buyer will receive 100% of the 2027 CRP Payments.

A conservation easement is in place to protect and preserve the oak grove located in the center of the property.

Situated just southwest of Alta Vista, 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.



CRP MAP



4.20 CRP Acres (Contract through 9/30/2027), CP8A paying $1,260 annually ($300/acre)

2.02 CRP Acres (Contract through 9/30/2027), CP42 paying $596 annually ($295.05/acre)

**Tile Maps and lines are approximate*

TILE MAP



CHICKASAW COUNTY, IOWA | DEERFIELD TOWNSHIP, SEC. 34

4" Tile
5" Tile
6" Tile
7" Tile

**Tile Maps and lines are approximate*

Crop Yields		
Year	Corn	Soybeans
2015	201.0	
2016		46.3
2017	184.0	
2018		54.0
2019	190.6	
2020		49.0
2021	204.0	
2022		51.0
2023	197.0	
2024		51.0
2025	227.0	
Average Yield History	200.6	50.3

TILLABLE SOILS MAP



AVERAGE IA CSR2: 66.2

Code	Description	Acres	% of Field	IA CSR2
1226	Lawler loam	29.88	19.76%	59
626	Hayfield loam	19.73	13.05%	53
407B	Schley loam	15.04	9.95%	81
781B	Lourdes loam	14.19	9.39%	68
713B	Winneshiek loam	11.41	7.55%	46
482B	Racine loam	8.28	5.47%	76
482C2	Racine loam	7.70	5.09%	76
323B	Fort Dodge loam	7.49	4.95%	79
714B	Winneshiek loam	6.67	4.41%	42
177B	Saude loam	6.14	4.06%	55
394B	Ostrander loam	5.86	3.88%	88
171B	Bassett loam	5.53	3.66%	85
84	Clyde clay loam	3.80	2.52%	88
198B	Floyd loam	3.33	2.20%	89
585	Coland-Spillville complex	3.09	2.04%	70
171C2	Bassett loam	1.80	1.19%	77

Auction Details and Terms

Chickasaw County, Iowa Online-Only Farmland Auction
158.66 Gross Acres M/L
Bidding is currently live and ends Tuesday, December 8th, 2026, at 1:00 PM
ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

Seller: PBE Farmland Holdings, LLC

Offering 158.66 gross acres m/l of Chickasaw 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, December 8th, 2026, at 1:00 PM Central Daylight Time (CDT) with closing taking place on or before Tuesday, January 26th, 2027. 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 Chickasaw 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 Chickasaw 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.

Mineral Rights: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on the Property. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

Closing: Closing will occur on or about Tuesday, January 26th, 2027, 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.

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

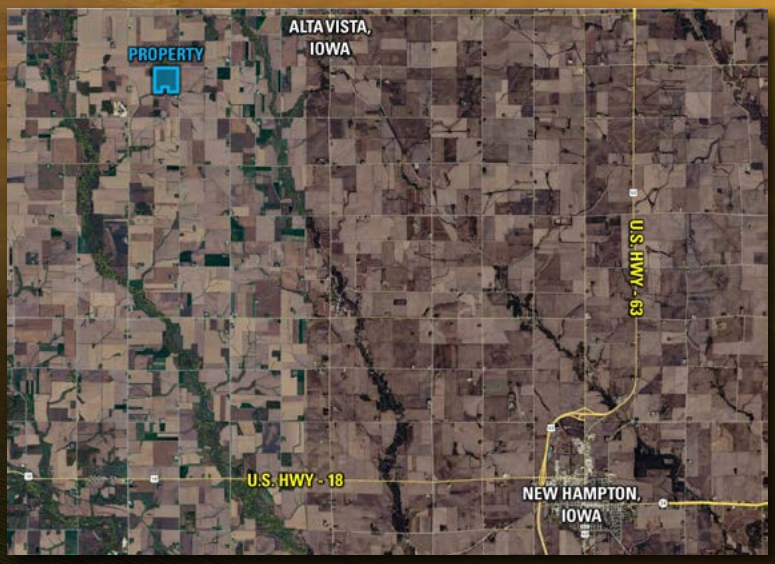
1108 S. 44th Street, Suite 102
Cumming, IA 50061

PeoplesCompany.com
Listing #19694

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Chickasaw County, Iowa



DIRECTIONS

From Alta Vista, Iowa: Drive west out of town on 110th Street for approximately 3 miles until reaching Durham Avenue. Turn left (south) on Durham Avenue for one mile, and the farm will be located on the right (west) side of Durham Avenue, marked with a Peoples Company sign.

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SCAN FOR MORE INFORMATION!