

IOWA LAND AUCTION

Wapello County, Iowa

349.09

ACRES M/L



OFFERED IN THREE TRACTS

FRIDAY, OCTOBER 30, 2026 AT 10:00 AM

Bridge View Center | 102 Church Street | Ottumwa, IA 52501

DARAN BECKER

515.979.3498 | IA LIC S60473000

DARAN@PEOPLES COMPANY.COM

LISTING #19718



IOWA LAND AUCTION

Wapello County, Iowa

AUCTION TERMS & CONDITIONS

FRIDAY, OCTOBER 30, 2026, AT 10:00 AM

Auction Location:

Bridge View Center
102 Church Street
Ottumwa, IA 52501

Seller: LaVon Haines Revocable Trust

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.

Auction Method: The three tracts will be offered via Public Auction and will take place at 10:00 AM at the Bridge View Center in Ottumwa, Iowa. All tracts will be offered on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, any or all tracts for their high bid. The "Buyer's Choice" auction will continue until all 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.

Tract 1: 195.61 Acres M/L

Tract 2: 105.5 Acres M/L

Tract 3: 47.98 Acres M/L

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction.

Financing: The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

Farm Program Information: Farm Program Information is provided by the Wapello 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 Wapello 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 Friday, December 18th, 2026. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Possession: Possession of the farm will be given At Closing

Farm Lease: All tracts will be open for the 2027 crop season.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract. The Seller will provide a current abstract at their expense. The 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.

Surveys: No additional surveying or staking will be provided by the Seller.

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. 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. 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.

The Seller reserves the right to accept or reject any and all bids.

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Wapello County, Iowa

Wapello County, Iowa Land Auction! - Peoples Company is pleased to present the sale of 349.09 acres m/l of tillable farmland located west of Ottumwa, Iowa. The farm will be offered as 3 individual tracts with both live and online bidding options available on **October 30th, 2026, at the Bridge View Center in Ottumwa, Iowa at 10:00 A.M. (CST).**

Of the total 349.09 acres m/l in this portfolio, the farmland includes 280.17 FSA cropland acres carrying CSR2 ratings in the low-50s to mid-20s. All three tracts have previously been enrolled in CRP; however, all CRP contracts have been cancelled, allowing the new owners to put the farms back into production for the 2027 crop year. These farms are located in a strong farming community near several competing grain markets, which include both grain elevators and ethanol plants. These highly tillable tracts of farmland would make for a great add-on unit to an existing farm operation or an investment-grade land purchase.

Tract 1: 195.61 Acres M/L with 155.21 FSA cropland acres, carrying a CSR2 value of 51.8. Located just north of Blakesburg, Iowa.

Tract 2: 105.50 Acres M/L with 78.72 FSA cropland acres, carrying a CSR2 value of 38.2. The remainder of the farm is utilized as pasture. Located northwest of Ottumwa, Iowa.

Tract 3: 47.98 Acres M/L with 46.24 FSA cropland acres, carrying a CSR2 value of 26.6. Located northwest of Ottumwa, Iowa.

The farmland portfolio will be offered as three individual tracts on a price-per-acre basis using the "Buyer's Choice" Auction Method, where the high bidder can take, in any order, any or all tracts for their high bid. Both live, in-person bidding and live online bidding options will be available.



TRACT ONE 195.61 Acres M/I



Tract 1 consists of 195.61 acres m/l located on paved road, Monroe Wapello Road. This highly tillable tract of farmland consists of 155.21 FSA cropland acres and boasts an average CSR2 soil rating of 51.8. Primary soil types include Weller silty clay loam and Pershing silt loam. The remaining balance of the farm includes 3 small ponds and some timber, adding recreational opportunities. The property also offers multiple building site locations. The farm is open for the 2027 crop year. Tract 1 is located 2 miles north of Blakesburg, Iowa in Section 6 of Adam Township & Section 31 of Polk Township in Wapello County, IA

TRACT TWO 105.5 Acres M/I

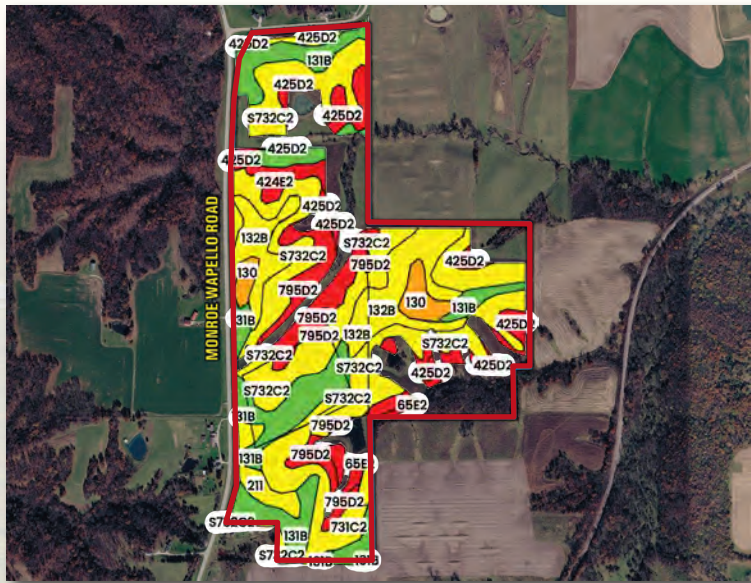


Tract 2 consists of 105.5 acres m/l located on Whiskey Ridge Road & 237th Avenue. This tract of farmland consists of 78.72 FSA cropland acres and an average CSR2 soil rating of 38.2. Primary soil types include Weller silty clay loam and Munterville silt loam. The remaining balance of the farm includes pasture, a small pond, and some timber, adding recreational opportunities. The property also offers multiple building site locations. The farm is open for the 2027 crop year. Tract 2 is located 10 miles northwest of Ottumwa, Iowa in Sections 5 & 6 of Polk Township in Wapello County, IA.

TRACT THREE 47.98 Acres M/I

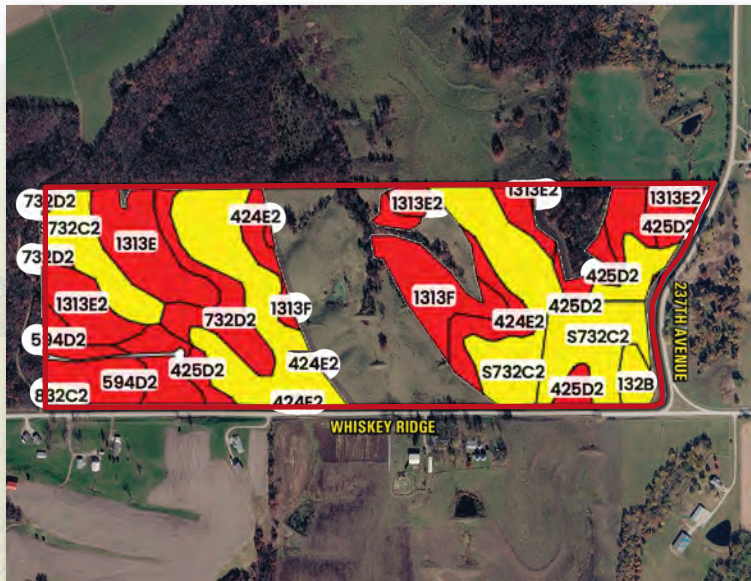


Tract 3 consists of 47.98 acres m/l located on Whiskey Ridge Road. This tract of farmland consists of 46.24 FSA cropland acres and an average CSR2 soil rating of 26.6. Primary soil types include Munterville silt loam and Weller silty clay loam. The remaining balance of the farm includes a small pond. The property also offers multiple building site locations. The farm is open for the 2027 crop year. Tract 3 is located 10 miles northwest of Ottumwa, Iowa in Sections 5 & 6 of Polk Township in Wapello County, IA.



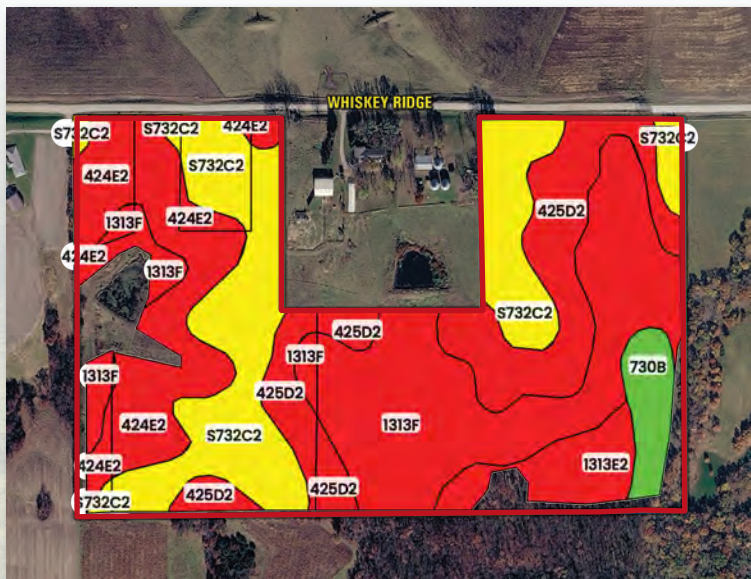
TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
S732C2	Weller silty clay loam	54.17	34.90%	59	Yellow
131	Pershing silt loam	25.73	16.58%	70	Green
132B	Weller silt loam	18.52	11.94%	67	Red
795D2	Ashgrove silty clay loam	17.23	11.10%	7	Orange
425D2	Keswick loam	11.53	7.43%	9	Light Green
731C2	Pershing silty clay loam	10.46	6.74%	62	Dark Green
130	Belinda silt loam	5.00	3.22%	47	Brown
211	Edina silt loam	3.97	2.56%	59	Light Yellow
424E2	Lindley-Keswick loams	3.05	1.97%	24	Dark Red
730B	Nodaway-Cantril complex	3.00	1.93%	80	Dark Green
364B	Grundy silt loam	1.69	1.09%	74	Green
65E2	Lindley loam	0.84	0.54%	29	Red
WEIGHTED AVERAGE				51.8	



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
S732C2	Weller silty clay loam	33.74	42.86%	59	Yellow
732D2	Weller silty clay loam	8.89	11.29%	34	Red
1313F	Munterville silt loam	8.64	10.98%	5	Red
1313E	Munterville silt loam	5.91	7.51%	30	Red
424E2	Lindley-Keswick loams	5.28	6.71%	24	Dark Red
1313E2	Munterville silt loam	5.03	6.39%	22	Red
425D2	Keswick loam	4.81	6.11%	9	Light Green
594D2	Galland loam	4.49	5.70%	19	Red
132B	Weller silt loam	1.32	1.68%	67	Red
832C2	Weller silty clay loam	0.58	0.74%	61	Yellow
65F	Lindley loam	0.03	0.04%	17	Red
WEIGHTED AVERAGE				38.2	



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
1313F	Munterville silt loam	13.78	29.81%	5	Red
S732C2	Weller silty clay loam	12.05	26.07%	59	Yellow
425D2	Keswick loam	8.65	18.71%	9	Light Green
424E2	Lindley-Keswick loams	7.74	16.74%	24	Dark Red
1313E2	Munterville silt loam	2.35	5.08%	22	Red
730B	Nodaway-Cantril complex	1.66	3.59%	80	Dark Green
WEIGHTED AVERAGE				26.6	



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