

Hamilton County, Iowa

FARMLAND AUCTION

120 Acres M/L

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THURSDAY, NOVEMBER 12TH, 2026, AT 10:00 AM

Titan Machinery, Williams Location - Event Room
3093 220th St | Williams, IA 50271

MATT ADAMS | 515.423.9235

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LISTING
#19759

FAMILY

HAMILTON COUNTY, IOWA FARMLAND AUCTION

Peoples Company is pleased to present the sale of 120 acres m/l located approximately 3 miles northeast of Williams, Iowa. This high-quality Hamilton County, Iowa farm consists of 117.75 Non-Highly Erodible FSA cropland acres carrying an average CSR2 soil rating of 85.7. Primary soil types include highly productive Clarion loam, Canisteo clay loam, and Nicollet clay loam.

The farm falls within Drainage District #93, which is a subdistrict of the Big Four Joint Drainage District covering portions of Hamilton, Hardin, Wright, and Franklin Counties. A north to south county tile line ranging from 14"-16" runs through the western portion of the property. An additional 10"-12" tile line extends to the southern border of the farm, with water draining from the south and eventually into an open ditch one-half mile south of the farm.



The farm is located in close proximity to Interstate 35, County Highway D20, and County Highway R75, providing fantastic accessibility to grain markets. Located in the northeast quarter of Section 14 of Williams Township, Hamilton County, Iowa, this farm would make a great add-on to an existing farming operation or an investment for the Buyer looking to diversify their portfolio. The farm lease has been terminated, and the farm is open for the 2027 crop season. The northern boundary of the southwest 40-acre parcel of the farm will be marked after the crop is removed, at the seller's expense.

The single tract will be offered on a price-per-acre basis via Public Auction and will take place on Thursday, November 12th, 2026, at 10:00 AM at the Titan Machinery Dealer, Williams, Iowa location in their Event Room. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.



AUCTION DETAILS & TERMS

Titan Machinery, Williams Location - Event Room
3093 220th St | Williams, IA 50271

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 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 tract will be offered via Public Auction and will take place on Thursday, November 12th at 10:00 AM at Titan Machinery, Williams Location - Event Room, 3093 220th Street, Williams, IA 50271. The farmland tract will be sold on a per-acre basis through the traditional auction method. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

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 they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Hamilton 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 Hamilton 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, January 8th, 2027. The balance of the purchase price will be payable at closing in the form of a wire transfer.

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



Tillable Soils Map

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
● 138B	Clarion loam	49.20	41.79 %	89
● 507	Canisteo clay loam	31.47	26.73 %	84
● 138C2	Clarion loam	13.42	11.40 %	83
● 55	Nicollet clay loam	9.01	7.65 %	89
● 107	Webster clay loam	7.93	6.73 %	86
● 95	Harps clay loam	5.88	5.00 %	72
● 6	Okoboji silty clay loam	0.84	0.71 %	59

85.7
AVERAGE
CSR2

Directions

From Williams, Iowa: Travel north on County Highway R75/ Vail Avenue for 2 miles. Turn right (east) onto County Highway D20 / 190th Street and travel east for 1 mile until reaching Xircus Avenue. Turn left (north) onto Xircus Avenue and travel north for 0.5 miles. The farm is located at the intersection of Xircus Avenue & 180th Street. Look for the Peoples Company signage.

120
ACRES M/L

Farm Lease: The farm lease for 2026 has been terminated, and the farming rights are available for the 2027 crop season.

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.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. 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 per-acre basis. Peoples Company and its representatives

are agents of the Seller, which can accept or reject any and all bids. 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. This auction is with reserve.

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. Buyer 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.

THURSDAY, NOVEMBER 12TH, 2026, AT 10:00 AM



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



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