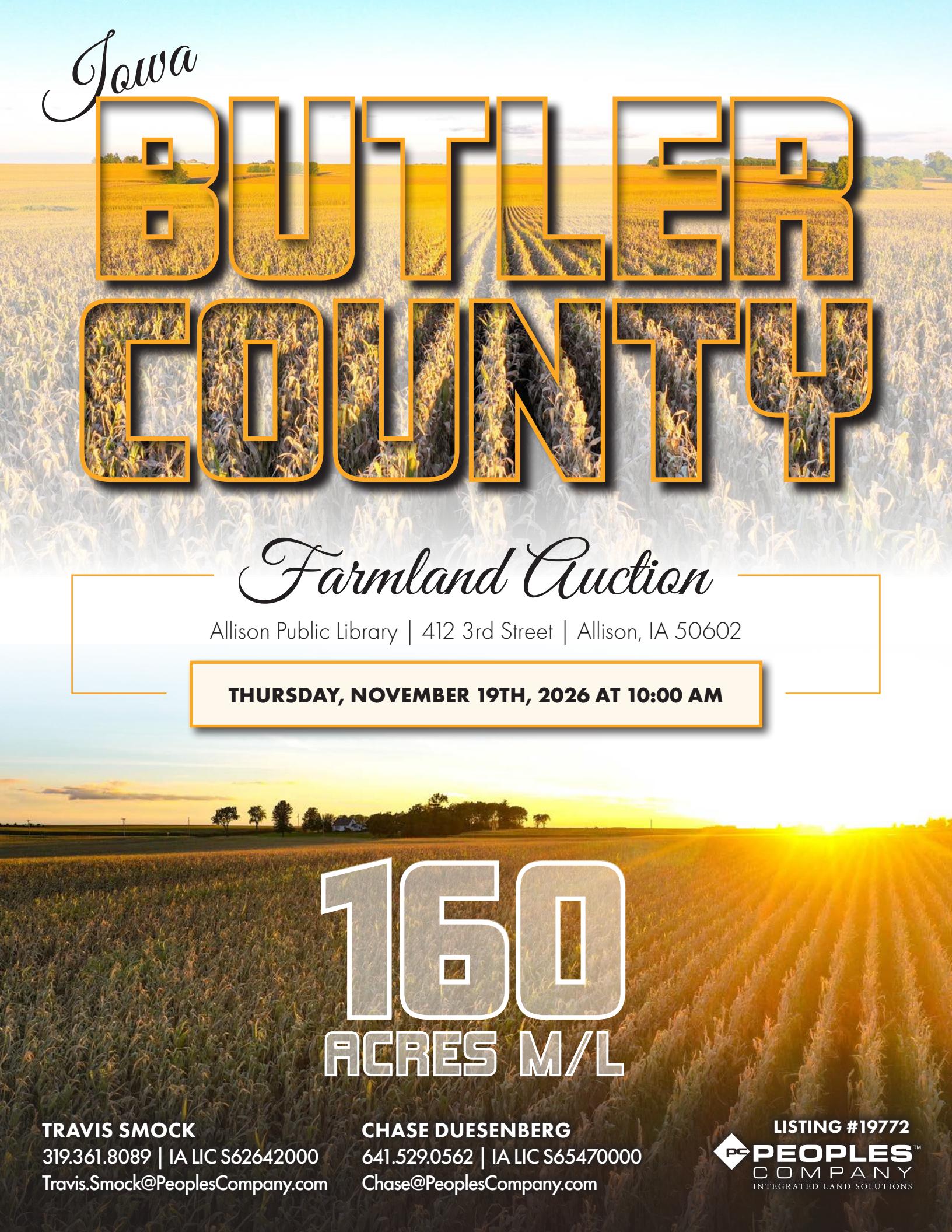

Iowa

BUTLER COUNTY

Farmland Auction

Allison Public Library | 412 3rd Street | Allison, IA 50602

THURSDAY, NOVEMBER 19TH, 2026 AT 10:00 AM

160 ACRES M/L

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

CHASE DUESENBERG
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LISTING #19772

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

Iowa Farmland Auction

Butler County, Iowa Land Auction – Mark your calendar for Thursday, November 19th, 2026! Peoples Company is honored to represent the Andrea Dickman Living Trust in the sale of 160 acres m/l located north of Allison, Iowa. The farmland will be offered via Public Auction as one tract and will take place at 10:00 AM at the Allison Public Library.

The farmland consists of 148.31 FSA cropland acres carrying a CSR2 of 73.6. Of the cropland acres, there are currently 143.79 acres in row crop production, with a 4.52 acre farmable waterway planted to grass. The primary soil types include Protivin loam, Clyde silty clay loam, and Cresco loam. All cropland acres are designated as NHEL (Non-Highly Erodible Land). The farm has been professionally managed for a number of years with extensive private drainage tile installed, cleanup work done as needed, and fertility maintained.

Located in Section 12 of West Point Township, Butler County, Iowa, the farm enjoys excellent access from Iowa Highway 14 and paved 180th Street. Farmers and investors will benefit from multiple nearby grain marketing opportunities, including local grain cooperatives, a nearby soybean processing facility, and seven ethanol plants within a 60-mile radius.

The current farm lease has been terminated, providing the successful buyer with the opportunity to farm or lease the property for the 2027 growing season. This is an outstanding opportunity to acquire a well-maintained, productive tract of Iowa farmland in a desirable agricultural area.

For those unable to attend in person, the auction will also be available through the Peoples Company Virtual Online Auction platform, allowing registered bidders to participate online in real time through the Peoples Company website.

DIRECTIONS

From Allison, Iowa: Travel west out of town to Iowa Highway 14/Iowa Highway 3 to the intersection of Iowa Highway 14. Travel north on Iowa Highway 14 for 2.5 miles, and the farm will be on the right (east) side of the highway, marked with a Peoples Company sign. The farm has additional road frontage along paved 180th Street.

Code	Soil Description	Acres	% of Field	Legend	CSR2
798B	Protivin loam	46.07	31.06%		61
84	Clyde silty clay loam	45.97	31.00%		88
783B	Cresco loam	20.98	14.15%		73
783C2	Cresco loam	16.65	11.23%		78
135	Coland clay loam	12.72	8.58%		65
1226	Lawler loam	3.30	2.22%		59
783C	Cresco loam	2.12	1.43%		81
198B	Floyd loam	0.46	0.31%		89
177	Saude loam	0.04	0.03%		60
			Weighted Average		73.6

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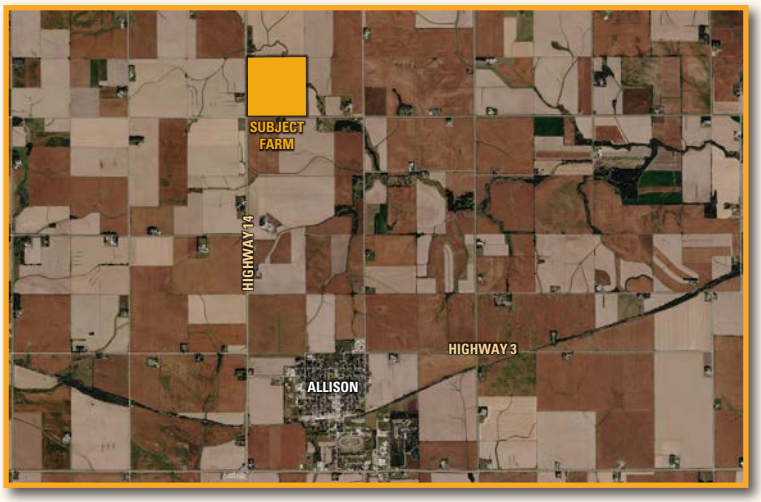


Auction Terms & Conditions

Butler County, Iowa Land Auction
160 Acres M/L (Offered in One Tract)
Thursday, November 19th, 2026 at 10:00 AM

Auction Location:
Allison Public Library
412 3rd Street | Allison, IA 50602

SCAN THE QR CODE TO VIEW THIS LISTING ONLINE

Seller: Andrea Dickman Living Trust

Trustee: Daniel Flynn | Fidelity Bank & Trust

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number 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.

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 farmland will be sold as one individual tract on a price-per-acre basis to the High Bidder.

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.

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 Butler 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 Butler 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 a check or wire transfer. All funds will be held in Peoples Company's Trust Account.

Closing: The Buyer shall have the option to close in the 2026 or 2027 calendar year, with the closing to occur on or before January 14, 2027. 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, Subject to Tenant's Rights.

Farm Lease: The farm lease has been terminated and is open for the 2027 crop season. The Seller will retain all of the cash rent income for the 2026 crop year.

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's Trust Account the required earnest money payment. 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.

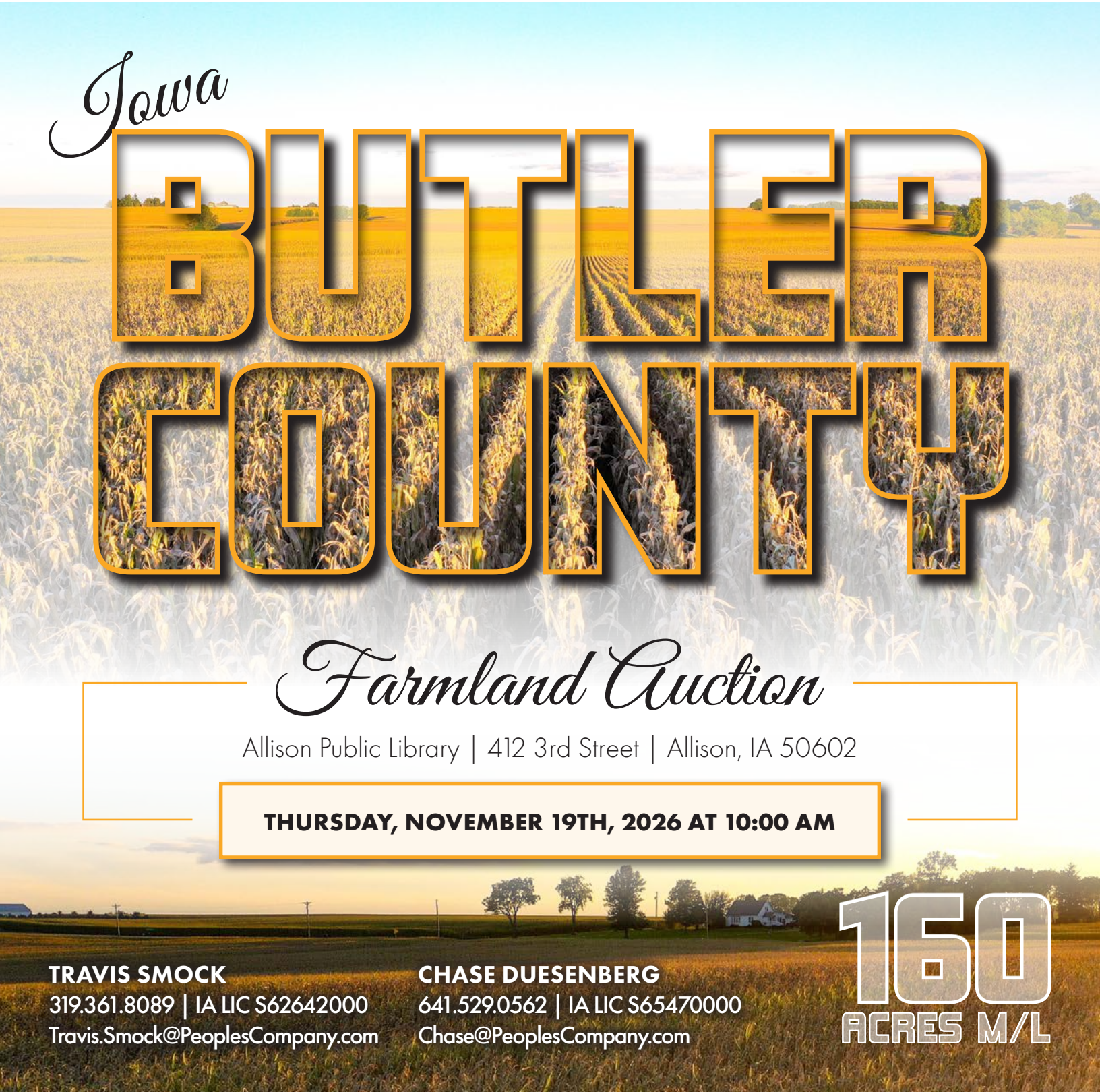
Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis. Peoples Company and its 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. 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.

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

2300 Swan Lake Blvd, Ste 300
Independence, IA 50644

PeoplesCompany.com
Listing #19772



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