

FARMLAND AUCTION

CALHOUN COUNTY

Iowa

160.00

ACRES M/L

FRIDAY

NOVEMBER 6, 2026

10:00 AM

LAKE CITY COMMUNITY
MEMORIAL BUILDING
126 E Washington Street
Lake City, IA 51449

BRANDON TESSAU

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CALHOUN COUNTY

Iowa

Calhoun County, Iowa Land Auction – Mark your calendar for Friday, November 6th, 2026, at 10:00 AM! Peoples Company is pleased to represent the Kara L. Ellis Revocable Trust in the sale of 160.00 acres m/l located 3 miles west of Lake City, Iowa. This high-quality Calhoun County, Iowa farm consists of 156.20 FSA cropland acres classified as Non-Highly Erodible Land (NHEL) with an impressive CSR2 soil rating of 84.5. Primary soil types include productive Clarion loam, Webster clay loam, and Nicollet clay loam.

Located on the south side of 355th Avenue in Section 9 of Jackson Township, Calhoun 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. Ideally located close to Iowa State Highway 175 and US Highway 71 and within minutes of the Landus Cooperative facility in Lake City as well as multiple competing grain buyers including New Cooperative, AgVantage FS, PRO Cooperative, Ag Partners, and the Fort Dodge ethanol market.

The farm falls within Drainage District 203 in Calhoun County and a County Main Tile enters the property from the section to the north and runs through the entirety of the property, entering from the northwest corner of the property and exiting through the middle southern portion of the farm. A County Lateral line enters from the northeast corner of the property to empty into the County Main Line in the northern portion of the farm. Please see 'County Tile Map' attachment for more information.

The farm lease has been terminated, and the farm is open for the 2027 crop season. The southern border of the farm will be marked by a surveyor post-harvest, 2026.

The single tract will be offered on a price-per-acre basis via Public Auction and will take place on Friday, November 6th, 2026, at 10:00 AM, in the Lake City Community Memorial Building in Lake City, Iowa. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.



COUNTY ROAD N33/355TH STREET & FLETCHER AVENUE

FROM LAKE CITY, IOWA: From Lake City, Iowa: Travel west on Iowa State Highway 175 for approximately 2.5 miles until reaching Garber Avenue. Turn right (north) onto Garber Avenue and travel north for 1 mile until reaching County Road N33/ 355th Street. Turn left (west) onto County Road N33/ 355th Street and travel west for 0.5 miles. The farm is located on the south side of County Road N33/ 355th Street. Look for the Peoples Company signage.



SCAN THE QR CODE TO
VIEW THIS LISTING ONLINE

★ TILE MAP ★



★ TILLABLE SOILS MAP ★

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
138B	Clarion loam	57.66	36.91%	89	■
107	Webster clay loam	35.14	22.50%	86	■
138C2	Clarion loam	27.31	17.48%	83	■
55	Nicollet loam	23.10	14.79%	89	■
108	Wadena loam	7.94	5.08%	56	■
108B	Wadena loam	3.56	2.28%	52	■
274	Rolfe silt loam	0.76	0.49%	57	■
203	Cylinder loam	0.35	0.23%	58	■
135	Coland clay loam	0.34	0.22%	76	■
62C2	Storden loam	0.06	0.04%	64	■

WEIGHTED AVERAGE: 84.5

Not able to make it to the live auction but still want to bid? No problem!

Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



Auction Terms & Conditions

REPRESENTING LAW FIRM: Brown Winick Law Firm

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 Friday, November 6th, 2026 at 10:00 AM at the Lake City Community Memorial Building, 126 E Washington St, Lake City, IA 51449. The farmland tract will be sold on a per-acre basis through a 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 Calhoun 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 Calhoun 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 Brown Winick Law Firm 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 wire transfer.

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

FARM LEASE: The farm lease has been terminated, and the farm is open 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 Brown Winick Law Firm 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.



1108 S. 44TH STREET, SUITE 102
CUMMING, IA 50061



PEOPLES COMPANY.COM
LISTING #19783



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