LISTING
#19817

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

WASHINGTON COUNTY, IOWA
FARMLAND AUCTION

Wednesday, November 18, 2026 at 10:00 A.M.
Banquet Hall at Parkside YMCA | 525 13th Street | Wellman, IA 52356



70 ACRES M/L

RILEY SIEREN | 319.591.0111
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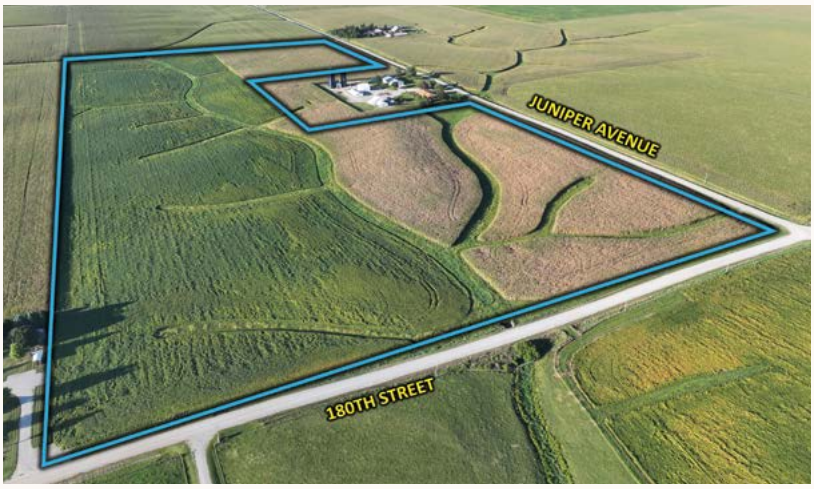
WASHINGTON COUNTY, IOWA | FARMLAND AUCTION

Mark your calendars for Wednesday, November 18th, 2026! Peoples Company is proud to present 70 acres m/l located in the heart of Washington County, IA. The public auction will be held at 10:00 AM at the Banquet Hall at Parkside YMCA in Wellman, IA. Live and online bidding options will be available.

This highly productive farm includes 64.03 tillable acres m/l carrying an impressive CSR2 of 72.1. The farm lease has been terminated and will be open for the 2026 cropping season.

Located in Section 9 of Cedar Township, Washington County, Iowa, this property represents a great opportunity for a variety of buyers, whether you're looking to expand your existing operation, acquire a manageable and efficient tract as a beginning farmer, or invest in high-quality farmland in a strong agricultural region. The farm's prime location provides convenient access to multiple grain marketing facilities throughout the area.

Don't miss this rare opportunity to purchase a well-maintained, high-producing farm in the heart of Washington County, IA.





AUCTION DETAILS & TERMS

Washington County Land Auction
70 Acres M/L
Wednesday, November 18th, 2026 at 10:00 AM

Representing Attorney: Phil Parsons - Bordwell & Parsons, PLC

Auction Location:
Banquet Hall at Parkside YMCA
525 13th Street
Wellman, IA 52356

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

Auction Method: The farmland tract will be sold on a per-acre basis as a single tract and offered through the "Traditional Auction Method". This auction can also be viewed through a Virtual Online Auction option with online bidding available.

Farm Program Information: Farm Program Information is provided by the Washington 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 Washington 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 or check or wire transfer. All funds will be held in the Peoples Company Trust Account.

Closing: Closing will occur on or before Wednesday, January 6th, 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.

TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
281B	Otley silty clay loam	23.82	37.21 %		91
222C2	Clarinda silty clay loam	13.16	20.55 %		40
87B	Colo-Zook silty clay loam	11.75	18.35 %		68
280	Mahaska silty clay loam	6.20	9.69 %		94
281C2	Otley silty clay loam	4.87	7.61 %		82
222C3	Clarinda silty clay loam	4.22	6.59 %		33

AVERAGE: 72.1



*** RESTRICTIVE COVENANT: The property will be conveyed subject to a restrictive covenant prohibiting the construction of any hog confinement facility used for raising or feeding of hogs on the property for a period of twenty (20) years following the date of conveyance. The restrictive covenant will run with the land and be binding upon the Buyer and the Buyer's successors and assigns.*

***Easement:** This farm contains a 20-foot-wide ingress and egress easement across the north end of the property.*

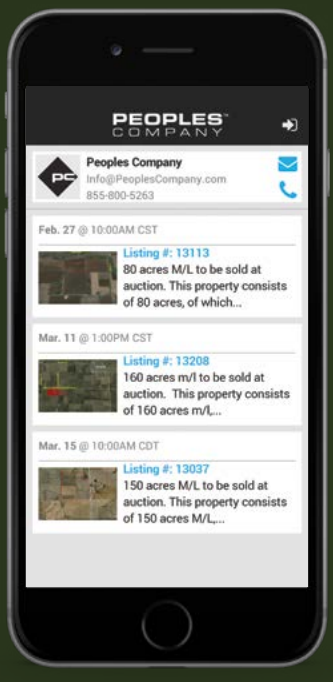
*** The Buyer will have the opportunity to rent the adjoining tillable acres surrounding the acreage, consisting of approximately 5 acres m/l with a CSR2 of 84.1.*

Farm Lease: The farm lease has been terminated and will be open for the 2027 cropping 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.

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.



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.

Download on the App Store | GET IT ON Google play

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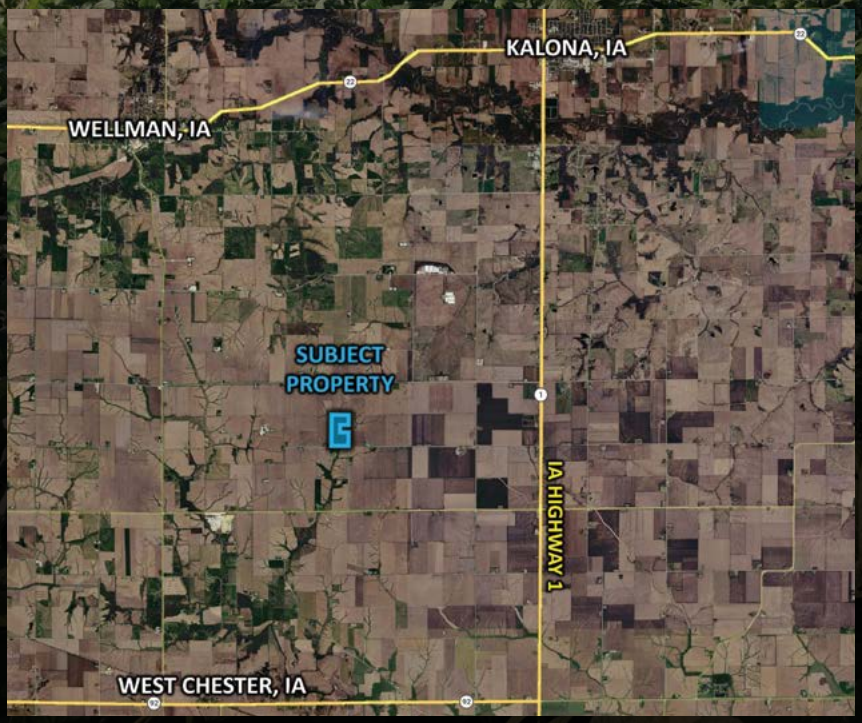
1108 S. 44th Street, Suite 102
Cumming, IA 50061

PeoplesCompany.com
Listing #19817

SCAN THE QR CODE FOR MORE DETAILS!

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FARMLAND AUCTION

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Banquet Hall at Parkside YMCA | 525 13th Street | Wellman, IA 52356



DIRECTIONS

From IA Highway 1, travel west onto 170th Street and travel for 3 miles. Turn south onto Juniper Avenue and travel south for a half mile. The property will be located on the west side of the road. Look for signs.

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