

LISTING 19827

Pocahontas *County* IOWA

Online Only
Land Auction



BIDDING IS CURRENTLY LIVE AND WILL END ON
Thursday, November 19th, 2026

ANDREW ZELLMER | IA LIC S61625000
712.898.5913 | ANDREWZ@PEOPLES COMPANY.COM



Pocahontas County IOWA

LISTING #19827



Pocahontas County, Iowa Online-Only Land Auction — Bidding is currently LIVE and set to conclude on Thursday, November 19th, 2026!

Peoples Company is pleased to represent the sale of 75.00 acres m/l located 3.25 miles north of Pocahontas, Iowa, in Section 13 of Sherman Township. The farm has exceptional paved access off Iowa Highway 4, providing excellent accessibility to grain markets and efficient movement of equipment. The farm lease has been terminated, and the farm will be open for the 2027 crop year.

This high-quality Pocahontas County, Iowa farm consists of 73.61 FSA cropland acres classified as Non-Highly Erodible Land (NHEL) with an average CSR2 soil rating of 83.2. Primary soil types include productive Webster clay loam, Canisteo clay loam, and Nicollet clay loam.

The farm sits at the top of Drainage District 120, and no county tile is found on the farm. Four drainage intakes are located on the farm, indicating that private tile improvements have been made, although no private tile map is currently available.

This tract will be offered through a TIMED ONLINE-ONLY auction. Bidding is currently LIVE and will remain open until Thursday, November 19, 2026, at 1:00 PM Central Standard Time (CST). If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing agent.



SCAN THE QR
CODE TO THE
LEFT WITH YOUR
PHONE CAMERA
TO VIEW THIS
LISTING ONLINE!

ANDREW ZELLMER | IA LIC S61625000
712.898.5913 | **ANDREWZ@PEOPLES COMPANY.COM**

**PC PEOPLES
COMPANY**
INTEGRATED LAND SOLUTIONS

IOWA STATE HIGHWAY 4 / POCAHONTAS, IA 50546



75A TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
107	Webster clay loam	24.02	32.63%		86
507	Canisteo clay loam	18.31	24.88%		84
55	Nicollet clay loam	17.51	23.79%		89
6	Okoboji silty clay loam	7.56	10.26%		59
138B	Clarion loam	3.43	4.66%		89
95	Harps clay loam	2.21	3.00%		72
655	Crippin loam	0.58	0.79%		91

Weighted Average: 83.2



CSR2: 83.2

DIRECTIONS

FROM POCAHONTAS, IOWA: TRAVEL NORTH OUT OF TOWN ON NW 7TH STREET/IOWA STATE HIGHWAY 4 FOR APPROXIMATELY 3.25 MILES UNTIL REACHING THE FARM ON YOUR LEFT (WEST). LOOK FOR PEOPLES COMPANY SIGNAGE.

Auction Details & Terms

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.

Offering 75.00 acres m/l of Pocahontas County, Iowa farmland through a TIMED ONLINE-ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Thursday, November 19th, 2026, at 1:00 PM Central Standard Time (CST). A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to the close of the auction for approval to bid. The Seller has the right to accept or reject any and all bids. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

Auction Method: The farmland tract will be offered via Online-Only Auction and will be sold on a per-acre basis.

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 that they are representing themselves in completing the auction sales transaction. Visit <http://peoplescompany.bidwrangler.com/>.

How to Bid: Open the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction, click REGISTER TO BID. From there, you will need to create a bidder account. Once that is created, you can bid on any of our Online Auctions.

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.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment in the Peoples Company Trust Account. The Seller will provide a current title commitment at their expense. The sale is not contingent upon Buyer financing.

Earnest Money Payment: A 10% non-refundable earnest money payment is required within 24 hours of the auction conclusion. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held in the Peoples Company Trust Account.

Financing: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

Real Estate Taxes: Real estate taxes will be prorated between the Seller and Buyer(s) as of the date prior to closing. Taxes are approximated to the best of our knowledge in the marketing material, and the closing attorney shall confirm the final tax amount before closing.

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 cash, guaranteed check, or 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 growing season.

Farm Program Information: Farm Program Information is provided by the Pocahontas 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 Pocahontas County FSA and NRCS offices.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller. 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.

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.

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 Listing Agent, Peoples Company, or Seller. All bids will be on a per-acre basis. Seller reserves the right to accept or reject any and all bids. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Buyer willfully acknowledges that they have performed their due diligence before bidding on this tract and this sale is subject to all easements, covenants, leases, and restrictions of record. Any announcements made on auction day by the Listing Agent will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Listing Agent. No absentee or phone bids will be accepted at the auction without prior approval of the Listing Agent. All decisions of the Listing Agent 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 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.



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



PeoplesCompany.com
Listing #19827

Pocahontas County IOWA

*Online Only
Land Auction*



BIDDING IS CURRENTLY LIVE AND WILL END ON
Thursday, November 19th, 2026

ANDREW ZELLMER | IA LIC S61625000
712.898.5913 | ANDREWZ@PEOPLES COMPANY.COM

