WAYNE COUNTY, IOWA

MAJOR FARMLAND AUCTION

THE HELEN M. SNIDER ESTATE
&
THE MILO E. SNIDER TRUST

1,110.31
SURVEYED ACRES
OFFERED IN 15 TRACTS



THURSDAY, DECEMBER 10, 2026 | 10:00 AM

SEWAL COMMUNITY CENTER

LISTING #19828

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

IA LIC B62597000

JARED R. CHAMBERS, CAI

LAND AGENT & AUCTIONEER | 641.414.0234

THE HELEN M. SNIDER ESTATE & THE MILO E. SNIDER TRUST

THURSDAY, DECEMBER 10, 2026 AT 10:00 AM

SEWAL COMMUNITY CENTER | 2562 EUCLID STREET | SEWAL, IA 50060



EXECUTIVE SUMMARY

LISTING #19828 | PEOPLESCOMPANY.COM

Peoples Company is honored to represent the Helen M. Snider Estate and the Milo E. Snider Trust in the auction of their family farm located southwest of Seymour, Iowa. The family's connection to this land began when Helen's late parents, Cor and Myrle Swan, started assembling the farmland in 1920.

After marrying in 1944, Milo and Helen Snider made their home on the farm, where they raised their three children—Art, Craig, and Anita—and built a life deeply rooted in agriculture and the surrounding community. Milo was a lifelong farmer who also served area producers for many years as a seed dealer for Cargill Seed Company. For many years, Milo and Helen also worked together selling crop insurance for Farmers Mutual Hail Insurance Company. Helen was well known throughout the area for her upholstery business, through which she served many local families and formed lasting relationships within the community. The offering of this farm represents more than the sale of agricultural land—it marks the transition of a property that has been an important part of the Snider family's life and legacy for generations.

Offered in fifteen tracts, the Snider farmland portfolio provides buyers with the flexibility to purchase an individual property or assemble a combination suited to their operation, investment objectives, or recreational interests. This diverse offering includes high-quality farmland, productive pastureland and hay ground, recreational land, potential building sites, and an exceptional home with accompanying buildings.

Situated in a tightly held area of Wayne County, Iowa, these properties are available to the public for the first time in many years, including tracts that have remained in family ownership for more than a century. With tracts of varying sizes, buyers may bid on a single tract or assemble the combination that best aligns with their objectives and budget.

The fifteen tracts will be offered at a live public auction beginning at 10:00 a.m. on Thursday, December 10, 2026, at the Sewal Community Center in Sewal, Iowa. Tract 1 will be offered first and sold individually on a whole-dollar basis. Tracts 2 through 15 will then be offered on a price-per-acre basis using the Buyer's Choice auction method. The successful bidder may select one tract, multiple tracts, or all remaining tracts—in any order—at the winning price per acre. Buyer's Choice bidding will continue until every tract has been selected and sold. At the conclusion of the auction, the fifteen tracts will not be combined or offered as a single unit. The auction may also be viewed through the Peoples Company mobile bidding app, with online bidding available to registered bidders.

NAA Auctioneer

IAA IOWA Auctioneers Association

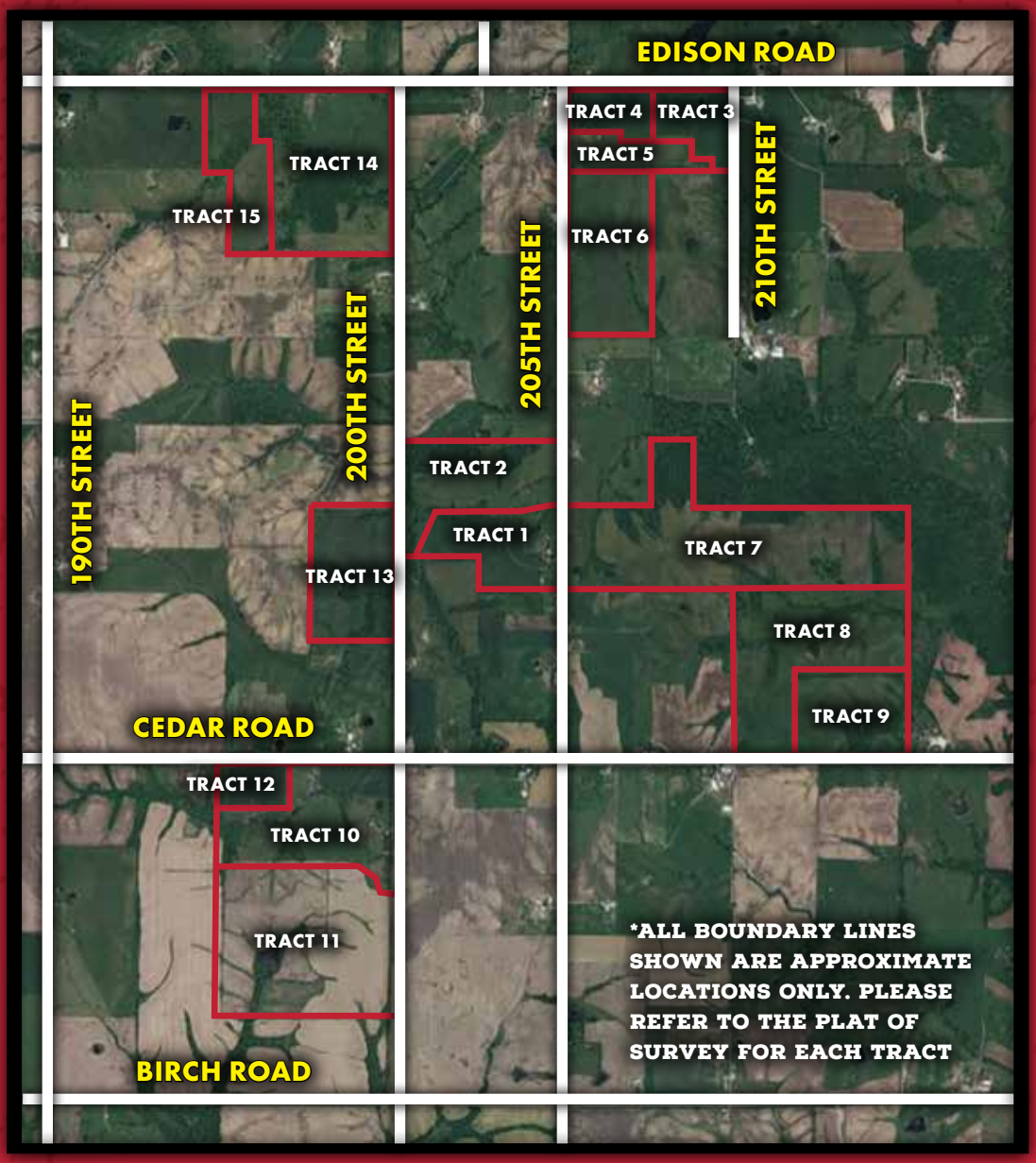
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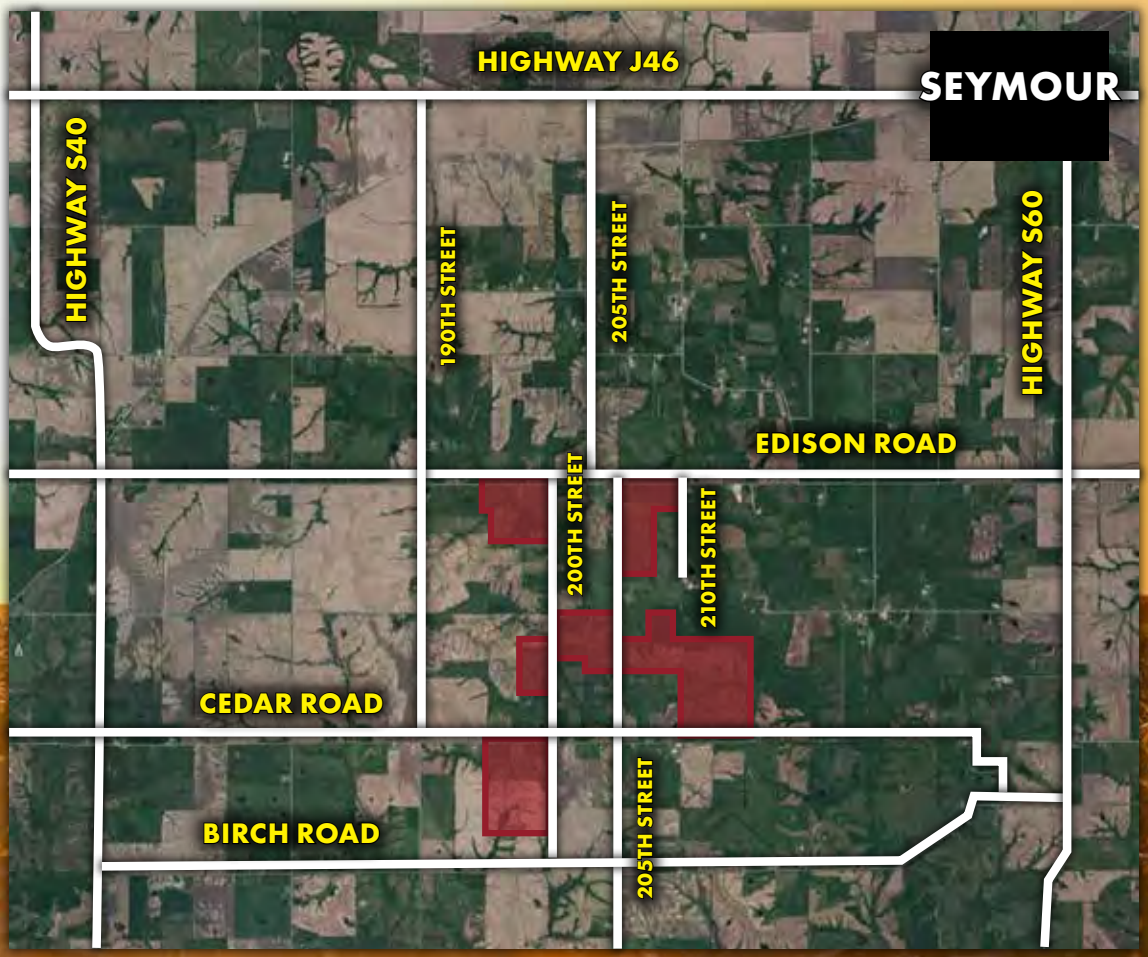
641.414.0234 | JARED@PEOPLESCOMPANY.COM

1,110.31
SURVEYED ACRES
OFFERED IN 15 TRACTS



TRACTS

TRACT 1: 50.80 ACRES M/L	**TRACT 6:** 80.03 ACRES M/L	**TRACT 11:** 145.63 ACRES M/L
TRACT 2: 74.08 ACRES M/L	**TRACT 7:** 182.23 ACRES M/L	**TRACT 12:** 16.48 ACRES M/L
TRACT 3: 31.27 ACRES M/L	**TRACT 8:** 109.36 ACRES M/L	**TRACT 13:** 65.32 ACRES M/L
TRACT 4: 22.80 ACRES M/L	**TRACT 9:** 52.56 ACRES M/L	**TRACT 14:** 129.12 ACRES M/L
TRACT 5: 27.08 ACRES M/L	**TRACT 10:** 81.16 ACRES M/L	**TRACT 15:** 42.34 ACRES M/L



DIRECTIONS TO THE FARM:

TRACTS 1, 2 & 7: FROM SEYMOUR, IOWA: Travel west on County Highway J46 approximately 3.5 miles to 205th Street. Proceed south on 205th Street approximately 4 miles to the tracts located on both sides of 205th Street. Tract 2 may also be accessed from 200th Street, a Level B dirt road. Watch for Peoples Company signs.

TRACTS 3 & 4: FROM SEYMOUR, IOWA: Travel west on County Highway J46 approximately 3.5 miles to 205th Street. Proceed south on 205th Street approximately 3 miles to Edison Road. Tract 4 is located on the southeast corner of the intersection of 205th Street and Edison Road, and Tract 3 is located approximately 0.3 miles east along the south side of Edison Road. Watch for Peoples Company signs.

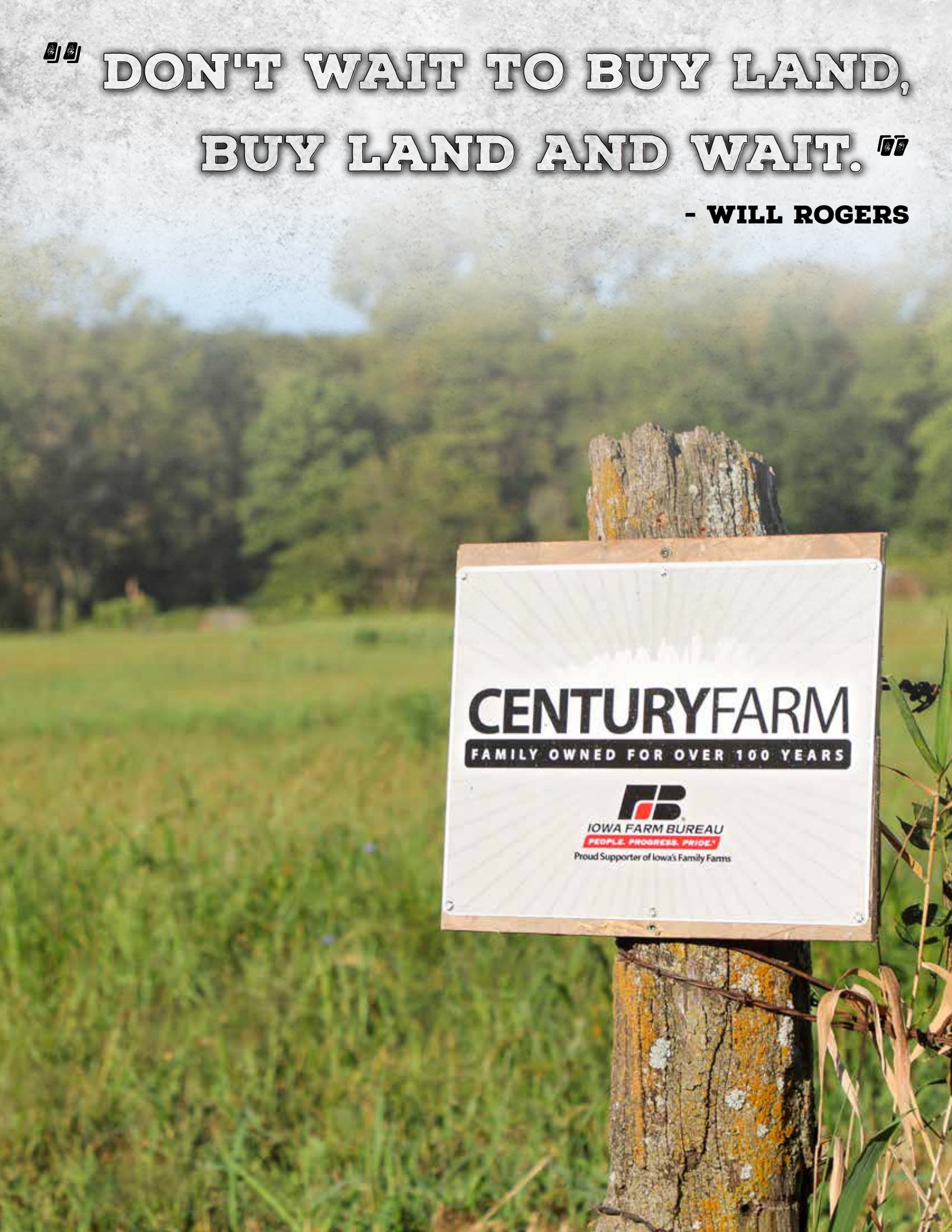
TRACTS 5 & 6: FROM SEYMOUR, IOWA: Travel west on County Highway J46 approximately 3.5 miles to 205th Street. Proceed south on 205th Street approximately 3.5 miles to Tracts 5 and 6, located on the east side of 205th Street. Watch for Peoples Company signs.

TRACTS 8 & 9: FROM SEYMOUR, IOWA: Travel west on County Highway J46 approximately 3.5 miles to 205th Street. Proceed south on 205th Street approximately 5 miles to Cedar Road, then east approximately 0.75 miles to Tracts 8 and 9, located on the north side of Cedar Road. Watch for Peoples Company signs.

TRACTS 10, 11 & 12: FROM SEYMOUR, IOWA: Travel west on County Highway J46 approximately 3.5 miles to 205th Street. Proceed south on 205th Street approximately 5 miles to Cedar Road, then west approximately 0.5 miles to 200th Street. Tracts 10 and 12 are located along the south side of Cedar Road, and Tracts 10 and 11 are accessed from 200th Street. Please note, 200th Street transitions into a Level B dirt road to access Tract 11. Watch for Peoples Company signs.

TRACT 13: FROM SEYMOUR, IOWA: Travel west on County Highway J46 approximately 3.5 miles to 205th Street. Proceed south on 205th Street approximately 5 miles to Cedar Road, then west approximately 0.5 miles to 200th Street. Proceed north on 200th Street approximately 0.5 miles to Tract 13, located on the west side of 200th Street. Please note, 200th Street transitions into a Level B dirt road to access Tract 13. Watch for Peoples Company signs.

TRACTS 14 & 15: FROM SEYMOUR, IOWA: Travel west on County Highway J46 approximately 3.5 miles to 205th Street. Proceed south on 205th Street approximately 3 miles to Edison Road, then west approximately 0.25 miles to the intersection of Edison Road and 200th Street. Tract 14 is located on the southwest corner of the intersection of Edison Road and 200th Street. Continue west on Edison Road approximately 0.5 miles to Tract 15, located on the south side of Edison Road. Access to Tract 14 is available from both Edison Road and 200th Street. Watch for Peoples Company signs.


"DON'T WAIT TO BUY LAND, BUY LAND AND WAIT."
- WILL ROGERS
CENTURYFARM
FAMILY OWNED FOR OVER 100 YEARS
IOWA FARM BUREAU
PEOPLE. PROGRESS. PRIDE.
Proud Supporter of Iowa's Family Farms

TRACT ONE



CSR2: 42.1

Tract 1 consists of 50.80 surveyed acres and is improved with a well-maintained, 1,248-square-foot ranch-style home with a full basement, a 24’ x 36’ detached garage with office space, several outbuildings, and a cattle lot, all located at 2939 205th Street, Seymour, Iowa. This one-owner home was custom-built for Milo Snider and Helen Snider in 1964 by the late Eudean Lord and his crew. The main level includes three bedrooms, one bathroom, a kitchen, and a living room. The basement features a spacious family room, with the remaining area previously used for storage. Additional improvements include a 42’ x 63’ machine shed, 16’ x 42’ cattle shed with an adjoining cattle lot and waterer, and a 10’ x 12’ storage shed. A small, fenced pasture with a waterer is located south of the home, and an RRWA water meter pit is located on the tract. The land is currently utilized as alfalfa/grass hay ground and pasture and includes an estimated 36.09 FSA tillable acres carrying an average CSR2 rating of 42.1. The current tenant will retain possession of the pastureland located south of the house through March 1, 2027. Tract 1 is in Section 8 of Monroe Township. This well-rounded offering presents an excellent opportunity to acquire a rural home, functional farmstead, and productive farm in a highly desirable Wayne County location.







TRACT 1 OPEN HOUSE:

Saturday, November 21, 2026 | 9:00 AM - 12:00 PM

**Or by appointment only*

50.80 SURVEYED ACRES

TRACT TWO



Tract 2 consists of 74.08 surveyed acres and includes an estimated 36.86 FSA tillable acres, currently utilized as pasture, carrying an average CSR2 rating of 31.0. The balance of the tract consists of additional pasture, mature timber, timbered draws, and a pond that contributes both agricultural and recreational appeal. The combination of open pasture, diverse wildlife habitats, and water features creates excellent recreational and hunting opportunities while also supporting a variety of agricultural uses. In addition, the tract offers attractive building-site potential with scenic views of the surrounding countryside. Current access is available from 200th Street, a Level B dirt road. If Tract 2 is sold separately from Tract 1, the buyer will be responsible for installing a new driveway entrance from 205th Street. Tract 2 is located in Section 8 of Monroe Township.



CSR2: 31.0



74.08 SURVEYED ACRES

TRACT THREE



Tract 3 consists of 31.27 surveyed acres and includes an estimated 25.40 FSA tillable acres, currently in alfalfa/grass hay production, carrying an average CSR2 rating of 50.9. The tract features productive soil types throughout and benefits from convenient access along both Edison Road and 210th Street. The tract's productive soils, favorable layout, and convenient access make it well-suited for continued agricultural production. In addition, the property offers attractive building-site opportunities in a desirable location. When combined with adjoining Tract 4, the property creates an excellent farming unit with additional agricultural acreage and operational flexibility. Tract 3 is located in Section 5 of Monroe Township.

CSR2: 50.9





31.27 SURVEYED ACRES

TRACT FOUR



Tract 4 consists of 22.80 surveyed acres and includes an estimated 21.06 FSA tillable acres, currently in alfalfa/grass hay production, carrying an average CSR2 rating of 55.3. The tract features productive soil types throughout and benefits from convenient access from Edison Road. The tract's productive soils, favorable layout, and convenient access make it well-suited for continued agricultural production. In addition, the property offers attractive building-site opportunities in a desirable location. When combined with adjoining Tract 3, the property creates an excellent farming unit with additional agricultural acreage and operational flexibility. Tract 4 is located in Section 5 of Monroe Township.

CSR2: 55.3





22.80 SURVEYED ACRES

TRACT FIVE



Tract 5 consists of 27.08 surveyed acres and includes an estimated 23.51 FSA tillable acres, currently utilized as pasture, carrying an average CSR2 rating of 42.9. A pond located on the tract provides a valuable water source for livestock, while a small stand of timber on the eastern portion of the property offers natural cover and protection. The combination of productive pasture, a reliable water source, and natural cover makes this tract well-suited for livestock grazing and a variety of agricultural uses. The pond and timber also contribute recreational appeal, adding to the tract's overall versatility. Tract 5 is located in Section 5 of Monroe Township.



CSR2: 42.9



27.08 SURVEYED ACRES

TRACT SIX



Tract 6 consists of 80.03 surveyed acres and includes an estimated 74.37 FSA tillable acres carrying an average CSR2 rating of 42.2. The tract was planted to soybeans in 2026 and features productive soils suitable for continued agricultural production. With convenient access from 205th Street and a strong agricultural foundation, this tract presents an excellent opportunity for farmers, investors, and operators seeking quality tillable land. Tract 6 is located in Section 5 of Monroe Township.



CSR2: 42.2



80.03 SURVEYED ACRES

TRACT SEVEN



CSR2: 37.7

Tract 7 consists of 182.23 surveyed acres M/L and includes an estimated 128.68 FSA tillable acres carrying an average CSR2 rating of 37.7. Of the estimated FSA tillable acres, approximately 70.14 acres are currently being farmed and were planted to soybeans in 2026. The balance of the tillable acres is enrolled in two separate CRP contracts that provide annual income through 2030 and 2033. In addition to the income-producing agricultural acreage, the tract includes approximately 20 acres of mature timber along the northern portion of the property, along with multiple patches of timber and timbered draws throughout. With productive farmland, CRP income, mature timber, and outstanding wildlife habitat, this larger tract offers a diverse combination of agricultural investment, hunting potential, and recreational opportunities. Tract 7 is located in Sections 8 & 9 of Monroe Township.

CRP CONTRACTS

14.92 acres enrolled in CP-2 and CP-42
Annual payment: $2,238.00 ***Expires 2030***

43.62 acres enrolled in CP-1
Annual payment: $7,830.00 ***Expires 2033***

TOTAL ANNUAL CRP INCOME: $10,068.00



182.23 SURVEYED ACRES

TRACT EIGHT



Tract 8 consists of 109.36 surveyed acres M/L and includes an estimated 83.41 FSA tillable acres, currently utilized as pasture, carrying an average CSR2 rating of 41.9. A pond located on the tract provides a valuable water source for livestock, while timbered draws offer cover and protection for livestock as well as excellent wildlife habitat. An RRWA water meter pit located on the tract services a cattle waterer, providing an additional water source for livestock. The combination of productive pasture, a reliable water source, and recreational appeal makes this tract well-suited for livestock grazing and a variety of agricultural uses. The tract also offers an attractive building-site opportunity with access from Cedar Road. The north side of Tract 8 adjoins the eastern portion of Tract 7. When combined with adjoining Tract 9, the property creates an excellent opportunity to expand both agricultural production and income potential. Tract 8 is located in Section 9 of Monroe Township.



CSR2: 41.9



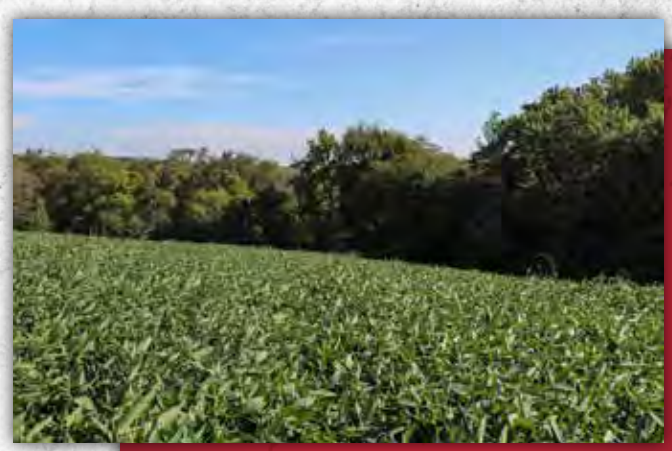
109.36 SURVEYED ACRES

TRACT NINE



CSR2: 32.4

Tract 9 consists of 52.56 surveyed acres M/L and includes an estimated 37.3 FSA tillable acres, currently planted to soybeans in 2026, carrying an average CSR2 rating of 32.4. In addition to the income-producing tillable acres, the tract includes timber and timbered draws that provide excellent wildlife habitat and attractive hunting and recreational opportunities. This smaller tract offers a desirable combination of agricultural income and recreational appeal. Access is currently available from a field entrance located along the east side of the property on Cedar Road. If Tract 9 is sold separately from Tract 8, the buyer will be responsible for installing a new driveway entrance from Cedar Road to access the main portion of the tract. When combined with adjoining Tract 8, the property offers an excellent opportunity to expand both agricultural and recreational use. Tract 9 is located in Section 9 of Monroe Township.





52.56 SURVEYED ACRES

TRACT TEN



Tract 10 consists of 81.16 surveyed acres M/L and includes an estimated 44.68 FSA tillable acres carrying an average CSR2 rating of 43.5. Of the estimated FSA tillable acres, approximately 11.67 acres are currently being farmed and were planted to soybeans in 2026, with the balance currently utilized as pasture. The tract is well-equipped for livestock production and includes two ponds, an RRWA water meter pit, fenced cattle lots with a waterer, and interior fencing designed to support rotational grazing practices. Improvements include a 42' x 54' machine shed and cattle barn, a 20' x 28' pole barn, a 24' x 27' detached garage, and additional smaller outbuildings. The tract also features an excellent location for a new home site with convenient access and existing utility infrastructure. The combination of productive pasture, functional livestock facilities, reliable water sources, and supporting improvements creates an excellent opportunity for cattle producers and agricultural operators. Tract 10 is located in Section 18 of Monroe Township.



CSR2: 43.5



81.16 SURVEYED ACRES

TRACT ELEVEN



Tract 11 consists of 145.63 surveyed acres M/L and includes an estimated 133.07 FSA tillable acres carrying an average CSR2 rating of 44.2. The majority of the tract was planted to soybeans in 2026, with the remainder utilized as hay ground. This highly tillable tract features productive soils and is well-positioned for continued agricultural production. A large pond and timbered draw located below the pond provide additional recreational appeal and wildlife habitat. Access is available from 200th Street, a Level B dirt road. Please refer to the conservation plan for additional information regarding the farming practices for this tract. Tract 11 is located in Section 18 of Monroe Township.

CSR2: 44.2





145.63 SURVEYED ACRES

TRACT TWELVE



Tract 12 consists of 16.48 surveyed acres M/L and includes an estimated 15.03 FSA tillable acres carrying an average CSR2 rating of 45.6. The tract is currently utilized as hay ground and features productive soils suitable for continued agricultural use. With convenient access from Cedar Road and several attractive building-site locations, this smaller tract offers a desirable combination of agricultural use and rural residential appeal. Tract 12 is located in Section 18 of Monroe Township.

CSR2: 45.6





16.48 SURVEYED ACRES

TRACT THIRTEEN



CSR2: 47.7

Tract 13 consists of 65.32 surveyed acres M/L and includes an estimated 50.89 FSA tillable acres carrying an average CSR2 rating of 47.7. The tract is currently utilized as hay ground and features productive soils suitable for continued agricultural use. Recognized as a Century Farm, this property has remained in the Snider family for more than 100 years. Timbered draws and a small pond contribute to the tract's recreational appeal while providing excellent wildlife habitat and hunting opportunities. Access to the farm is available from 200th Street, a Level B dirt road. Tract 13 is located in Section 7 of Monroe Township.



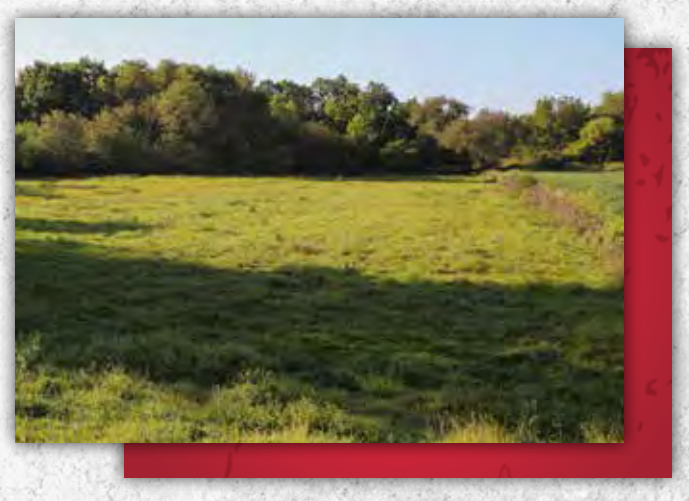


65.32 SURVEYED ACRES

TRACT FOURTEEN



Tract 14 consists of 129.12 surveyed acres M/L and includes an estimated 48.12 FSA tillable acres carrying an average CSR2 rating of 49.2. Of the estimated tillable acres, approximately 12.33 acres are currently being farmed and were planted to soybeans in 2026, with the balance utilized as pasture. The tract features mature timber throughout, creating outstanding wildlife habitat and exceptional hunting and recreational opportunities. An RRWA meter pit and small cattle working facilities located along Edison Road provide additional value for agricultural and livestock operations. Access is available from both Edison Road and 200th Street, offering multiple points of entry. Whether seeking a combination of tillable acres and pasture, a recreational property, or an attractive location to build a dream home or hunting cabin, this versatile tract offers a variety of ownership opportunities. Tract 14 is located in Section 6 of Monroe Township.



CSR2: 49.2



129.12 SURVEYED ACRES

TRACT FIFTEEN



Tract 15 consists of 42.34 surveyed acres M/L and includes an estimated 30.63 FSA tillable acres carrying an average CSR2 rating of 39.4. The tract features timbered draws that provide excellent wildlife habitat and attractive hunting and recreational opportunities. With income-producing tillable acres, timbered draws, and excellent hunting potential, this tract offers a desirable combination of agricultural and recreational appeal. Access to the tract is available from Edison Road. When combined with adjoining Tract 14, the property creates an excellent combination of income-producing farmland, pastureland, and recreational opportunities. Tract 15 is located in Section 6 of Monroe Township.

CSR2: 39.4





42.34 SURVEYED ACRES













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

NAA Auctioneer | IAA IOWA Auctioneers Association

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AUCTION TERMS & CONDITIONS

THE HELEN M. SNIDER ESTATE & THE MILO E. SNIDER TRUST

SELLER: Helen M. Snider Estate & Milo E. Snider Trust

EXECUTORS AND TRUSTEES:
Art Snider, Craig Snider & Anita Raines

ATTORNEY FOR THE SELLERS:
Verle W. Norris, Attorney at Law
The Law Office of Verle W. Norris
108 S Franklin Street | Corydon, Iowa 50060

TRACT 1 OPEN HOUSE:
Saturday, November 21, 2026 | 9:00 AM to 12:00 PM
**Or by appointment only*

AUCTION METHOD: Tract 1 will be offered first and sold individually on a whole-dollar basis. Tracts 2 through 15 will then be offered on a price-per-acre basis using the Buyer's Choice auction method. The successful bidder may select one tract, multiple tracts, or all remaining tracts—in any order—at the winning price per acre. Buyer's Choice bidding will continue until every tract has been selected and sold. At the conclusion of the auction, the fifteen tracts will not be combined or offered as a single unit. The auction may also be viewed through the Peoples Company mobile bidding app, with online bidding available to registered bidders.

SURVEYED ACRE AMOUNTS:

TRACT 1: 50.80 SURVEYED ACRES
TRACT 2: 74.08 SURVEYED ACRES
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TRACT 13: 65.32 SURVEYED ACRES
TRACT 14: 129.12 SURVEYED ACRES
TRACT 15: 42.34 SURVEYED ACRES
TOTAL SURVEYED ACRES: 1,110.31 ACRES

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Wayne County Farm Service Agencies. The figures stated in the marketing materials 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 farms are reconstituted by the Wayne County FSA and NRCS offices.

EARNEST MONEY PAYMENT: A 10% earnest money payment is required on the day of the auction. The earnest payment may be paid in the form of a good check or wire transfer. All funds will be held in the Verle W. Norris Trust Account.

CLOSING: Closing will occur on or around Wednesday, January 20, 2027. The balance of the purchase price will be payable at closing in the form of certified check or wire transfer. With respect to the timing of the Seller and successful Buyer(s) in fulfilling the obligations set forth in the Real Estate Sale and Purchase Agreement, time is of the essence.

POSSESSION: Possession will be given at closing, subject to the current tenant's rights, which all expire on March 1, 2027. All 15 tracts have open leases for the 2027 farming season. The successful Buyer of Tract 1 will be given full possession of the property at closing, except for the small pasture located south of the house which is leased through March 1, 2027. The successful Buyer of Tract 10 will acknowledge that the tenant on Tract 10 has full possession of the land and all buildings until March 1, 2027.

2026 FARM LEASE: The Seller will retain all the 2026 farm lease income.

SURVEY INFORMATION: All the Tracts have been surveyed to determine the property boundaries and the actual gross acres being sold. If any of the tracts sell to different Buyers, then the Sellers have the surveyor put minimal stakes in at the tract splits to identify new boundaries. Any additional staking requested will be at the expense of the new Buyer(s) of each tract.

CONTRACT & TITLE: Immediately upon conclusion of the auction, the high bidder(s) will enter into a Real Estate Sales Contract and deposit with The Law Office of Verle W. Norris the required earnest money payment. The Seller will provide current abstracts at their expense. The sale of this farm is not contingent upon the Buyer(s) obtaining financing after the auction is over. All financial arrangements are to have been made prior to bidding at the auction. Transfer of Title on the Estate owned land will be by Court Officer Deed and is subject to court approval.

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction. Online and phone bidders must register with the Auctioneer at least 48 hours prior to the start of the auction.



AUCTION DETAILS

THURSDAY, DECEMBER 10, 2026 | 10:00 AM

SEWAL COMMUNITY CENTER
2562 EUCLID STREET
SEWAL, IA 50060

DRIVEWAY ENTRANCES: Each tract currently has a separate driveway entrance from an adjoining gravel road or Level B dirt road, except for Tract 2 along 205th Street and a portion of Tract 9 along Cedar Road. If access to either of these areas requires a new driveway entrance, or if a Buyer elects to install a new entrance or widen an existing entrance on any tract, the Buyer will be solely responsible for completing the work in accordance with the plans and specifications of the Wayne County Engineer's Office. All costs associated with installing or widening a driveway entrance will be the sole responsibility of the Buyer of the applicable tract. The Sellers will not install any new driveway entrances or widen any existing driveway entrances.

FENCES: Existing fences, if any, are in their current as-is condition and will not be repaired, replaced, or otherwise improved by the Sellers. A portion of the newly surveyed property line between Tracts 1 and 2 and the entire newly surveyed property line between Tracts 3 and 4 are not fenced. If Tracts 1 and 2 are purchased by separate Buyers, the respective Buyers will be responsible for any fencing required along their shared property line. Likewise, if Tracts 3 and 4 are purchased by separate Buyers, the respective Buyers will be responsible for any fencing required along their shared property line. The Sellers will not install new fencing to divide or separate any of the tracts. All existing and future fences and fence lines shall be governed by applicable Wayne County and State of Iowa fence laws, rules, and regulations. Existing fence lines may not coincide with the true property boundary lines.

SEPTIC SYSTEMS: The houses located on both Tract 1 and Tract 10 will be sold on an "as is, where is" basis with no warranties or guarantees, expressed or implied, made by the auctioneer, seller, or Peoples Company. Since the property is owned by an Estate, the Seller is exempt from the State of Iowa Time of Transfer requirements. Should a Buyer want to repair, perform maintenance, or replace the septic systems, it will be at their sole expense and responsibility. No updates or repairs to the existing septic systems will be made by the Sellers.

CRP CONTRACTS: The successful Buyer(s) of Tract 7 shall assume all rights, responsibilities, and obligations associated with the existing CRP contracts on the tract. Buyer(s) shall be solely responsible for compliance with the terms and conditions of the CRP contracts and shall indemnify and hold harmless the Seller, Seller's tenants, and agents from any fines, penalties, payment forfeitures, or other costs and expenses resulting from the Buyer's failure to assume, maintain, or comply with the terms of the existing CRP contracts.

RATHBUN REGIONAL WATER ASSOCIATION: Tracts 1, 7, 8, 10 and 14 have a RRWA meter pit located on them. RRWA has an easement for a water main that was installed across the south side of Tract 6 extending from 205th Street east to 210th Street. If a Buyer elects to build a new house on Tract 11 and connect to RRWA, they will be responsible for an extra reimbursement cost for the RRWA water main extending down 200th Street. Contact RRWA or the Auctioneer for full details.

SITE CLEANUP: If a site clean-up is required on any of the tracts, it will be the new Buyer's responsibility and at Buyer's expense.

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 all tracts. The Sellers will convey 100% of whatever mineral rights are owned by the Sellers 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 Auctioneer, Peoples Company, or Seller. All bids will be on a per acre basis. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Auction Managers 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 from the Auctioneer. All decisions of the Auctioneer are final.



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