

DARAN BECKER | 515.979.3498 | DARAN@PEOPLES COMPANY.COM | IA LIC S60473000

Palo Alto County, Iowa

— FARMLAND AUCTION —

Listing
#19844

OFFERED IN TWO TRACTS

160
Acres M/L

THURSDAY, NOVEMBER 19, 2026 AT 10:00 AM

MALLARD COMMUNITY CENTER

605 INMAN STREET
MALLARD, IA 50562



THURSDAY, NOVEMBER 19, 2026 AT 10:00 AM

MALLARD COMMUNITY CENTER

PEOPLES COMPANY IS PLEASED TO PRESENT THE SALE OF 160 ACRES M/L OF HIGHLY TILLABLE FARMLAND LOCATED JUST EAST OF MALLARD, IOWA. THE FARM WILL BE OFFERED AS 2 INDIVIDUAL TRACTS WITH BOTH LIVE AND ONLINE BIDDING OPTIONS AVAILABLE ON THURSDAY, NOVEMBER 19TH, 2026, AT THE MALLARD COMMUNITY CENTER IN MALLARD, IOWA, AT 10:00 A.M. (CST).

OF THE TOTAL 160 ACRES M/L IN THIS OFFERING, THE FARMLAND INCLUDES 156.64 FSA CROPLAND ACRES CARRYING CSR2 RATINGS RANGING FROM THE HIGH-70S TO MID-80S. THESE HIGHLY TILLABLE TRACTS ARE LOCATED IN A STRONG FARMING COMMUNITY NEAR SEVERAL COMPETING GRAIN MARKETS, INCLUDING BOTH GRAIN ELEVATORS AND ETHANOL PLANTS. THE FARMLAND WOULD MAKE FOR A GREAT ADD-ON UNIT TO AN EXISTING FARM OPERATION OR AN INVESTMENT-GRADE LAND PURCHASE.

THE FARMLAND PORTFOLIO WILL BE OFFERED AS TWO INDIVIDUAL TRACTS ON A PRICE-PER-ACRE BASIS USING THE "BUYER'S CHOICE" AUCTION METHOD, WHERE THE HIGH BIDDER CAN TAKE, IN ANY ORDER, ONE OR BOTH TRACTS FOR THEIR HIGH BID. "BUYER'S CHOICE" AUCTIONING WILL CONTINUE UNTIL BOTH TRACTS HAVE BEEN PURCHASED AND REMOVED FROM THE AUCTION. THE TRACTS WILL NOT BE OFFERED IN THEIR ENTIRETY AT THE CONCLUSION OF THE AUCTION. BOTH LIVE, IN-PERSON BIDDING AND LIVE ONLINE BIDDING OPTIONS WILL BE AVAILABLE.



TRACT 1

Directions

FROM MALLARD, IA: HEAD EAST OUT OF TOWN ON COUNTY HIGHWAY B63 (490TH STREET) AND TRAVEL FOR 4 MILES. THE PROPERTY WILL BE LOCATED ON THE RIGHT. LOOK FOR THE PEOPLES COMPANY SIGNS.

TRACT 2

Directions

FROM MALLARD, IA: HEAD NORTH OUT OF TOWN ON HIGHWAY 4 FOR 1 MILE UNTIL REACHING 480TH STREET. TURN RIGHT (EAST) AND CONTINUE FOR 2.25 MILES. THE PROPERTY WILL BE LOCATED ON YOUR RIGHT. LOOK FOR THE PEOPLES COMPANY SIGNS.

Listing #19844

COUNTY HIGHWAY B63 MALLARD, IA 50562

TRACT 1 | 80 ACRES M/L | 77.78 FSA CROPLAND ACRES | CSR2: 84.4

TRACT 1 CONSISTS OF 80 ACRES M/L LOCATED ON PAVED COUNTY HIGHWAY B63. THIS HIGHLY TILLABLE TRACT OF FARMLAND CONSISTS OF 77.78 FSA CROPLAND ACRES AND BOASTS A CSR2 SOIL RATING OF 84.4. THE CROPLAND ACRES ARE CLASSIFIED AS NHEL (NON-HIGHLY ERODIBLE LAND). PRIMARY SOIL TYPES INCLUDE HIGHLY PRODUCTIVE CANISTEO CLAY LOAM, NICOLLET CLAY LOAM, AND CLARION LOAM. THE FARM IS OPEN FOR THE 2027 CROP YEAR. THE FARM IS TILED; HOWEVER, TILE MAPS ARE UNAVAILABLE. CONTACT THE LISTING AGENT FOR MORE INFORMATION. TRACT 1 IS LOCATED 3.75 MILES EAST OF MALLARD, IOWA, IN SECTION 27 OF ELLINGTON TOWNSHIP, PALO ALTO COUNTY, IOWA.



CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
507	CANISTEO CLAY LOAM	21.35	27.44 %	84
55	NICOLLET CLAY LOAM	20.93	26.91 %	89
138B	CLARION LOAM	14.91	19.17 %	89
107	WEBSTER CLAY LOAM	13.48	17.34 %	86
6	OKOBOJI SILTY CLAY LOAM	7.11	9.14 %	59

Weighted Average 84.4



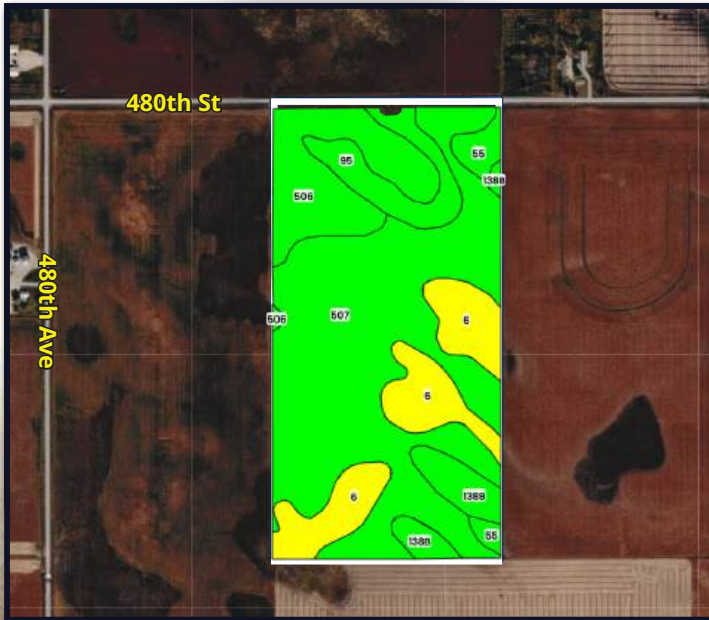
COUNTY HIGHWAY B63, MALLARD, IA 50562

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TRACT 2 | 80 ACRES M/L | 78.86 FSA CROPLAND ACRES | CSR2: 78.0

TRACT 2 CONSISTS OF 80 ACRES M/L LOCATED ON 480TH STREET. THIS HIGHLY TILLABLE TRACT OF FARMLAND CONSISTS OF 78.86 FSA CROPLAND ACRES AND BOASTS A CSR2 SOIL RATING OF 78. THE CROPLAND ACRES ARE CLASSIFIED AS NHEL (NON-HIGHLY ERODIBLE LAND). PRIMARY SOIL TYPES INCLUDE HIGHLY PRODUCTIVE CANISTEO CLAY LOAM, OKOBOJI SILTY CLAY LOAM, AND WACOUSTA SILTY CLAY LOAM. THE FARM IS OPEN FOR THE 2027 CROP YEAR. THE FARM HAS 8" COUNTY TILE RUNNING THROUGH THE PROPERTY. CONTACT THE LISTING AGENT FOR MORE INFORMATION. TRACT 2 IS LOCATED 2.3 MILES EAST OF MALLARD, IOWA, IN SECTION 21 OF ELLINGTON TOWNSHIP, PALO ALTO COUNTY, IOWA.



 480TH STREET, MALLARD, IA 50562

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
507	CANISTEO CLAY LOAM	43.01	54.54 %	84 
6	OKOBOJI SILTY CLAY LOAM	12.76	16.18 %	59 
506	WACOUSTA SILTY CLAY LOAM	11.35	14.39 %	73 
95	HARP CLAY LOAM	5.25	6.65 %	72 
138B	CLARION LOAM	4.39	5.57 %	89 
55	NICOLLET CLAY LOAM	2.10	2.66 %	89 

Weighted Average 78



FARMLAND AUCTION

Auction Terms & Conditions

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 tracts will be sold via Public Auction on Thursday, November 19th, 2026, at 10:00 AM at the Mallard Community Center in Mallard, Iowa. The portfolio will be offered as two individual tracts using the "Buyer's Choice" auction method, whereas the winning bidder may elect to take one or both tracts for their high bid. The "Buyer's Choice" auction will continue until all farmland tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety at the conclusion of the auction. 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 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.

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 Palo Alto 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 Palo Alto 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 Peoples Company Trust Account.

CLOSING: Closing will occur on or before Tuesday, December 22nd, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

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

FARM LEASE: The farm lease has been terminated, and both tracts will be available for the 2027 growing season.

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

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.

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.

OTHER: This sale is subject to all easements, covenants, leases, and restrictions of record. All property will be 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 "Price Per Acre" amount. 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.

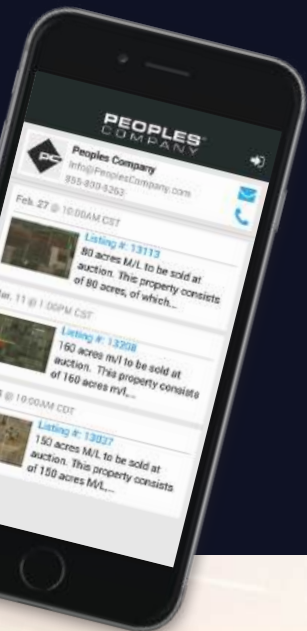
SELLER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BIDS.



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



PEOPLESCOMPANY.COM
LISTING #19844



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

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bidding app powered by
BidWrangler! You can
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but it works even better
when you download it to
your smartphone.



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