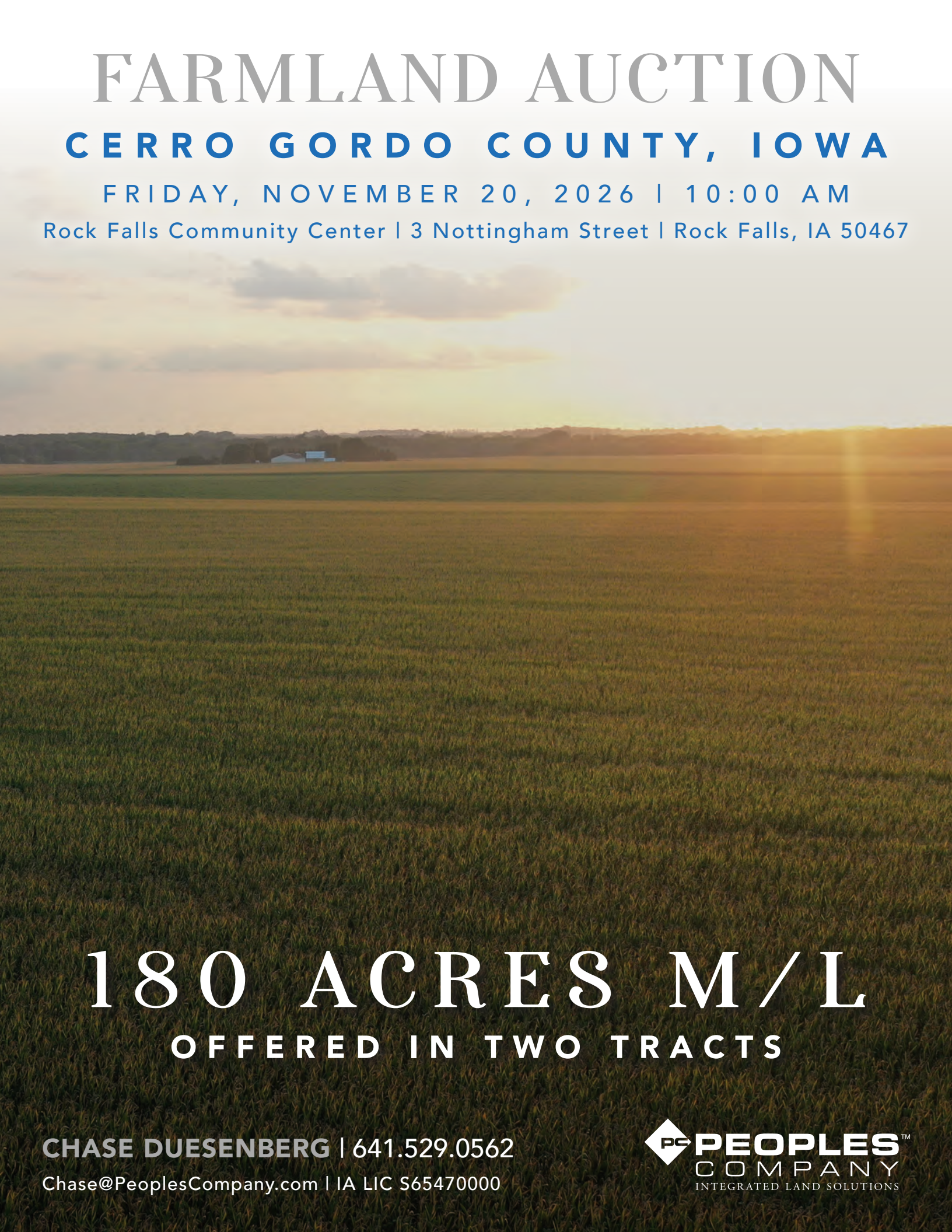
FARMLAND AUCTION

CERRO GORDO COUNTY, IOWA

FRIDAY, NOVEMBER 20, 2026 | 10:00 AM

Rock Falls Community Center | 3 Nottingham Street | Rock Falls, IA 50467



180 ACRES M/L

OFFERED IN TWO TRACTS

CHASE DUESENBERG | 641.529.0562

Chase@PeoplesCompany.com | IA LIC S65470000

PEOPLES™ COMPANY
INTEGRATED LAND SOLUTIONS

FARMLAND AUCTION

CERRO GORDO COUNTY, IOWA

Peoples Company is proud to represent the Epiphany Parish in the sale of 180 acres m/l of high-quality farmland located northeast of Rock Falls, Iowa. The farm will be sold in two individual tracts using the Buyer's Choice Auction Method, with the auction beginning at 10:00 AM at the Rock Falls Community Center.

Tract 1: 80 acres m/l with 77.52 estimated FSA cropland acres; CSR2 of 87.6.
Tract 2: 100 acres m/l with 95.52 estimated FSA cropland acres; CSR2 of 85.4.

These productive tracts are situated in a strong agricultural area and present an excellent opportunity to expand an existing operation, provide an entry point for a beginning farmer, or serve as a solid farmland investment. The farms offer convenient access to major highways and are located near multiple grain marketing outlets. All cropland acres are designated NHEL (Non-Highly Erodible Land), and private tile has been installed. The farm lease has been terminated, and tracts are open for the 2027 crop season. Tract 1 is located in Section 15 and Tract 2 is located in Section 14 of Falls Township, Cerro Gordo County, Iowa.

The farms will be offered via a live Public Auction that will take place at 10:00 AM CST on Friday, November 20, 2026, at the Rock Falls Community Center, 3 Nottingham Street, Rock Falls, IA 50467. The land will be sold as two individual tracts using the "Buyer's Choice" auction method on a price-per-acre basis, and 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. Tracts will not be offered in their entirety after the auction.





DIRECTIONS

From Rock Falls, Iowa: Travel north out of town on Nottingham Street for 0.5 miles to 310th Street. Turn right (east) on 310th Street for 1 mile; Tracts 1 and 2 will be on the left (north) side of 310th Street, marked with a Peoples Company sign.

Tract One

80 ACRES M/L

PROPERTY DETAILS

Tract 1 consists of 80 acres m/l, with an estimated 77.52 FSA cropland acres and an excellent CSR2 of 87.6. The tract features some of Iowa's premier soil types, including Kenyon loam, Clyde silty clay loam, and Readlyn silt loam. The farmland acres are classified as NHEL (Non-Highly Erodible Land), and private tile has been installed. Tract 1 is not located within a County Drainage District, but does have a Private Tile Agreement in place for a tile main that was installed.

The farm offers convenient access to major highways and is well-positioned near multiple competing grain marketing outlets. The farm lease has been terminated and is open for the 2027 crop season. Tract 1 is located in Section 15 of Falls Township, Cerro Gordo County, Iowa.





TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
83B	Kenyon loam	26.85	34.63%	90
84	Clyde silty clay loam	19.21	24.78%	88
399	Readlyn silt loam	12.61	16.27%	91
682	Maxfield silt loam	8.96	11.56%	83
507	Canisteo clay loam	4.34	5.60%	84
95	Harps clay loam	3.15	4.06%	72
407B	Schley loam	1.95	2.51%	81
377B	Dinsdale silty clay loam	0.46	0.59%	94
			AVERAGE:	87.6



For more information, maps, and photos, visit:

PEOPLESCOMPANY.COM | LISTING #19850

Tract Two

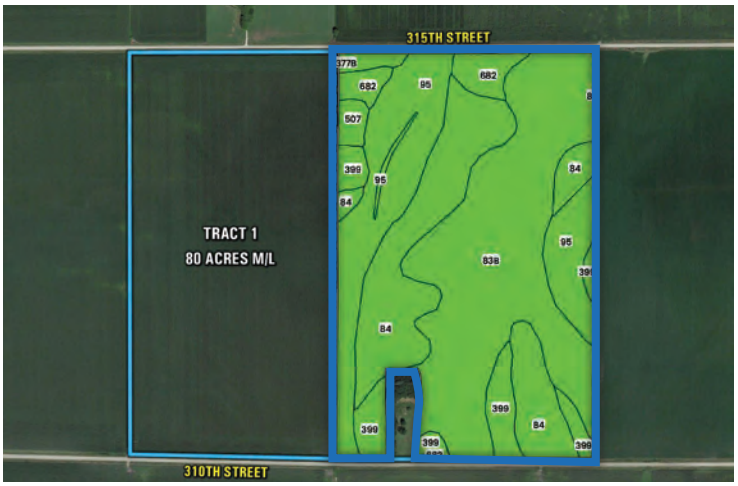
100 ACRES M/L

PROPERTY DETAILS

Tract 2 consists of 100 acres m/l, with an estimated 95.52 FSA cropland acres and an excellent CSR2 of 85.4. The tract features some of Iowa's premier soil types, including Kenyon loam and Clyde silty clay loam. The farmland acres are classified as NHEL (Non-Highly Erodible Land), and private tile has been installed.

The farm offers convenient access to major highways and is well-positioned near multiple competing grain marketing outlets. The farm lease has been terminated and is open for the 2027 crop season. Tract 2 is located in Section 14 of Falls Township, Cerro Gordo County, Iowa.





TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
83B	Kenyon loam	38.38	40.18%	90
84	Clyde silt clay loam	23.19	24.28%	88
95	Harps clay loam	20.57	21.53%	72
399	Readlyn silt loam	7.54	7.89%	91
682	Maxfield silt loam	3.67	3.84%	83
507	Canisteo clay loam	1.20	1.25%	84
377B	Dinsdale silty clay loam	0.98	1.02%	94

AVERAGE: 85.4



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PEOPLES COMPANY
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CERRO GORDO COUNTY, IOWA LAND AUCTION

AUCTION DETAILS & TERMS

FRIDAY, NOVEMBER 20, 2026 | 10:00 AM

Auction Location:
Rock Falls Community Center
3 Nottingham Street
Rock Falls, IA 50467

Sellers: Epiphany Parish

Representing Attorney: Matthew F. Berry - Laird Law Firm

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 that they are representing themselves in completing the auction sales transaction.

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: Tracts 1 and 2 will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take, in any order, one or both tracts for their high bid. The "Buyer's Choice Auction Method" will continue until both tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

Financing: The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

Farm Program Information: Farm Program Information is provided by the Cerro Gordo 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 Cerro Gordo 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 a check or wire transfer. All funds will be held in Laird Law Firm Trust Account.

Closing: The buyer/s will have the option to close on or before Thursday, December 31st, 2026, or January 15th, 2027. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

Possession: Possession of the farm will be given at closing subject to tenant's rights.

Farm Leases: The farm lease has been terminated, and the tracts are open for the 2027 crop season. The Seller/s will retain all of the cash rent income for the 2026 crop year.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company's Trust Account the required earnest money payment. The Seller will provide a current abstract at their expense. The 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.

Survey: The boundary line between Tract 1 and Tract 2 will be staked before the Auction. No additional surveying or staking will be provided by the Seller.

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. 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.


PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS
1108 S. 44th Street, Suite 102
Cumming, IA 50061
PeoplesCompany.com
Listing #19850
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