

NO RESERVE

FARMLAND AUCTION

WEDNESDAY, NOVEMBER 11TH, 2026

Allamakee County

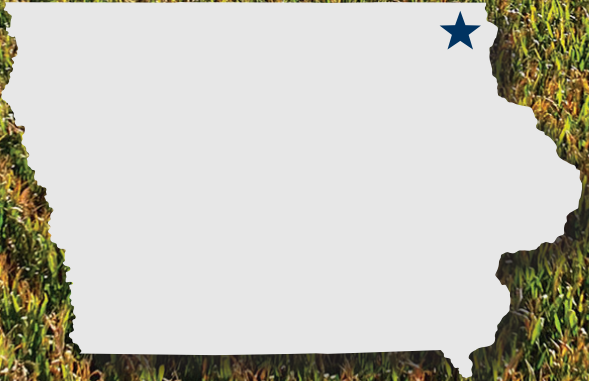
80.00 ACRES M/L

AUCTION TIME

Wednesday, November 11th, 2026 at 2:00 PM

AUCTION LOCATION

Turner Hall Community Center
119 E Green Street | Postville, IA 52162



Travis Smock 319.361.8089

IA LIC S62642000 | Travis.Smock@PeoplesCompany.com

LISTING #19858



Allamakee County, Iowa No Reserve Land Auction

Peoples Company is proud to present an exceptional opportunity to own 80 acres m/l of highly productive Allamakee County, Iowa farmland, located north of Postville, Iowa. This Gerald J. Kremer Estate farm will be offered at public auction on Wednesday, November 11, 2026. The live public auction will sell with NO RESERVE and will begin at 2:00 PM at the Turner Hall Community Center in Postville, Iowa. This farm features 68.81 tillable acres m/l carrying a strong CSR2 rating of 72.5. The primary soil types consist of the highly productive Downs and Fayette silt loams, known for their excellent crop production capabilities and long-term agricultural value.

In addition to the productive cropland acres, the farm also features a rural building site improved with a 70 ft by 50 ft pole building constructed in 1978, offering ample space for equipment storage, machinery, and agricultural operations, as well as four older buildings in varying conditions. Complementing the building site are two well-maintained older grain bins, providing additional storage and functionality for farming operations. The bins are leased through August 15th, 2027. There is a 1900s home on the property that is not currently livable. The dwelling and all buildings will be sold "As Is, Where Is". Additionally, the property includes timbered draws that provide natural beauty, wildlife habitat, and recreational appeal.

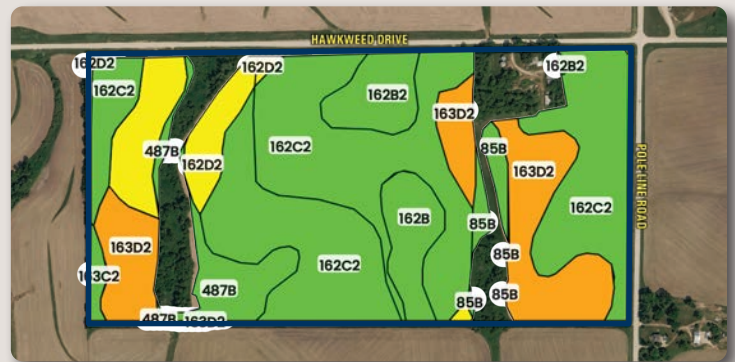
Located in a strong agricultural area of Allamakee County, this property presents a desirable opportunity for farmers looking to expand their operations, investors seeking quality Iowa farmland, or buyers interested in a combination of productive cropland, useful improvements, and recreational amenities. With productive tillable acres, quality Downs and Fayette silt loam soils, established farm improvements, and an attractive location near Postville, this 80-acre tract offers the versatility and long-term value that buyers seek in Northeast Iowa farmland. The land is situated just off Frankville Road along Hawkweed Drive and Pole Line Road in Section 31 of Ludlow Township, Allamakee County, Iowa.

The Gerald J. Kremer Estate is selling an additional 170 acres located in Fayette County, Iowa, near West Union, on the same day as the Allamakee County farm. The first sale will take place at 10:00 AM at the Fayette County Fairgrounds.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
162C2	Downs silt loam	37.25	54.13%	●	80
163D2	Fayette silt loam	12.20	17.73%	●	46
162D2	Downs silt loam	6.55	9.52%	●	54
487B	Otter-Worthen complex	3.88	5.64%	●	85
162B	Downs silt loam	3.39	4.93%	●	90
162B2	Downs silt loam	3.37	4.89%	●	87
85B	Eitzen silt loam	1.52	2.20%	●	79
163C2	Fayette silt loam	0.65	0.95%	●	72
Weighted Average					72.5



Travis Smock 319.361.8089

IA LIC S62642000 | Travis.Smock@PeoplesCompany.com



Auction Terms and Conditions

Auction Location:

Turner Hall Community Center
119 E Green Street
Postville, IA 52162

Seller: Gerald J. Kremer Estate

Representing Attorney: Brian Eddy | Roberts & Eddy, PC

Auction Method: The farmland will be sold as one individual tract on a price-per-acre basis to the High Bidder. The auction is ABSOLUTE with NO RESERVE.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Online and phone bidders must register with the Auctioneer at least 24 hours prior to the start of the auction. Peoples Company and its representatives are agents of the Seller.

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.

Farm Program Information: Farm Program Information is provided by the Allamakee 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 Allamakee 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 Roberts & Eddy, PC Trust Account.

Closing: Closing will occur on or before Friday, December 18, 2026. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer. Closing will be conducted by Roberts & Eddy, PC in Independence.

Possession: Possession of the farm will be given at closing, subject to Tenant's rights. Possession of the bins will be given on August 16, 2027.

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, which can accept or reject any and all bids. The winning bidder(s) acknowledge 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.

**AUCTION TIME**

Wednesday, November 11th, 2026 at 2:00 PM

AUCTION LOCATION

Turner Hall Community Center
119 E Green Street | Postville, IA 52162



2300 Swan Lake Blvd, Ste 300
Independence, IA 50644

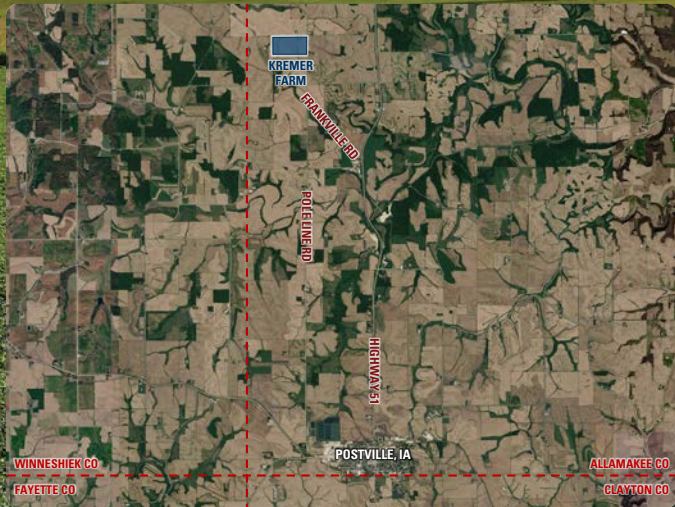


PeoplesCompany.com
Listing #19858

NO RESERVE

FARMLAND AUCTION

WEDNESDAY, NOVEMBER 11TH, 2026



Allamakee County

80.00 ACRES M/L

AUCTION TIME

Wednesday, November 11th, 2026 at 2:00 PM

AUCTION LOCATION

Turner Hall Community Center
119 E Green Street | Postville, IA 52162

DIRECTIONS

From Postville: Head north out of town on Highway 51 and travel for 6 miles. Take a slight left turn onto Hawkweed Drive and travel for 1.5 miles. The property will be located at the southwest corner of the Hawkweed Drive and Pole Line road intersection.