>>>∘<<< ONLINE ONLY LAND AUCTION >>>∘<<<

BIDDING ENDS WEDNESDAY, DECEMBER 9, 2026 AT 1 PM CST

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

LISTING #19869

IOWA

— CLINTON COUNTY —

189.28

ACRES M/L OFFERED AS THREE TRACTS



JESSE MEYER IA LIC B60307000
563.543.8338 | JESSE@PEOPLESCOMPANY.COM

IA LIC S72684000 **DAVID BLUM**
DAVID.BLUM@PEOPLESCOMPANY.COM | 712.830.2585



Clinton County, Iowa Online Only Farmland Auction! - BIDDING IS CURRENTLY LIVE and set to conclude on Wednesday, December 9th, 2026, at 1:00 PM CST! Peoples Company is pleased to present 189.28 gross acres m/l of productive farmland in Clinton County, Iowa, located just south of Goose Lake, Iowa. The sale consists of three productive, tillable farmland tracts located within Sections 4, 5, and 8 of Center Township. The farm lease has been terminated, and the tracts are open for the 2027 crop season.

Tract 1: 80.00 gross deeded acres m/l with 79.25 FSA cropland acres classified as HEL (Highly Erodible Land) carrying an average CSR2 soil rating of 58.2

Tract 2: 34.28 gross deeded acres m/l with 33.20 FSA cropland acres classified as NHEL (Non-Highly Erodible Land) carrying an average CSR2 soil rating of 74.8

Tract 3: 75.00 gross deeded acres m/l with an estimated 64.15 FSA cropland acres classified as HEL (Highly Erodible Land) carrying an average CSR2 soil rating of 31.2

As a whole, the farms consist of an estimated 176.60 FSA cropland acres with both NHEL (Non-Highly Erodible Land) and HEL (Highly Erodible Land) classifications. Prominent soil types across the tracts consist of productive Colo silt loam, Fayette silt loam, and Sawmill silty clay loam. These high-quality tracts would make great add-ons to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. This is a rare opportunity to own productive tracts in a strong farming area.

The three tracts will be offered on a price-per-acre basis utilizing the gross deeded acres of each tract as the multiplier during a Timed Online Only Auction with bidding ending on Wednesday, December 9th, 2026, at 1:00 PM CST. If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing agent.

Note: The surveyed boundaries of the acreage on Tract 3 will be marked before closing.

IOWA

—CLINTON COUNTY—

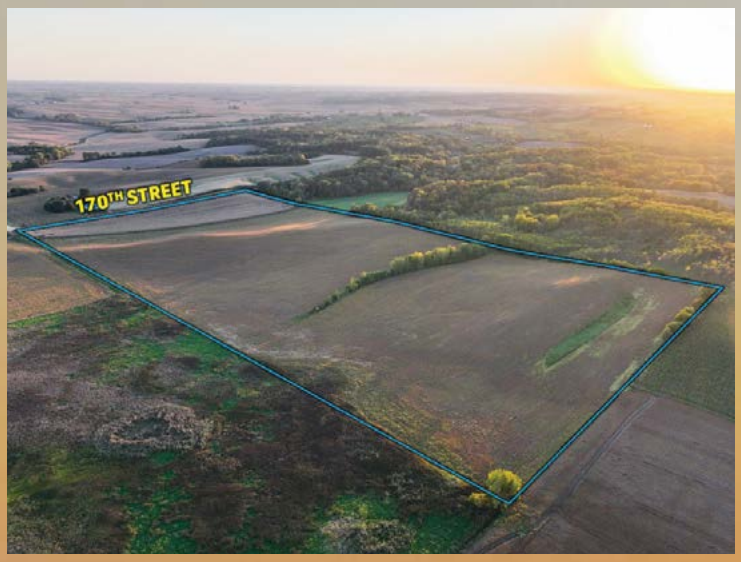




DIRECTIONS From Goose Lake, Iowa: Travel east out of Goose Lake on Highway 136 for approximately 0.25 miles until reaching 370th Avenue. Turn right (south) onto 370th Avenue and travel south for 1.25 miles until reaching 160th Street. Turn left (east) onto 160th Street and travel east for 0.25 until reaching 372nd Avenue. Turn right (south) onto 372nd Avenue and travel south for 1 mile until reaching County Road E56 / 170th Street. Turn right (west) onto County Road E56 / 170th Street and travel west for 1.25 miles. Tract 1 and Tract 2 will be located on the north side of County Road E56 / 170th Street and Tract 3 will be located on the south side of County Road E56 / 170th Street. Look for the Peoples Company signage.

TRACT ONE | 80.00 GROSS DEEDED ACRES M/L

Tract 1 consists of 80.00 gross deeded acres m/l with 79.25 FSA cropland acres classified as HEL (Highly Erodible Land). Included within the FSA cropland acres total is a grass waterway through the southern portion of the farm and a semi-wooded draw through the northern portion of the farm. Primary soil types on Tract 1 include productive Colo silt loam, Fayette silt loam, and Mt. Carroll silt loam carrying a CSR2 average of 58.2. Access is from the south off County Road E56 / 170th Street. Located in Section 5 of Center Township, Clinton County, Iowa.





TILLABLE SOILS

LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
	133+	Colo silt loam	29.09	36.71 %	78
	163D2	Fayette silt loam	12.20	15.40 %	46
	163E2	Fayette silt loam	11.97	15.10 %	35
	662D2	Mt. Carroll silt loam	8.16	10.29 %	55
	662E2	Mt. Carroll silt loam	7.80	9.84 %	43
	963	Elvers silt loam	3.66	4.62 %	64
	1291	Atterberry silt loam	3.09	3.90 %	85
	65E2	Lindley loam	2.60	3.28 %	28



AVERAGE IA CSR2: 58.2



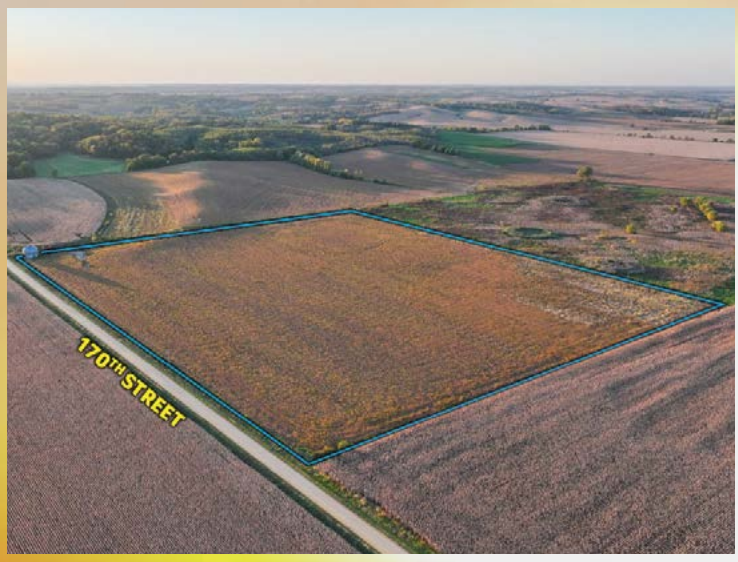
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TRACT TWO | 34.28 GROSS DEEDED ACRES M/L

Tract 2 consists of 34.28 gross deeded acres m/l with 33.20 FSA cropland acres classified as NHEL (Non-Highly Erodible Land). Primary soil types on Tract 2 include productive Sawmill silty clay loam, Colo silt loam, and Klossner muck carrying a CSR2 average of 74.8. Included on Tract 2 is a 36' x 22' Steel Grain Bin built in 2010 located in the southeast corner of the property. A narrow access parcel lies along the western border of Tract 2, allowing access to the parcel immediately north of Tract 2. Access is from the south off County Road E56 / 170th Street. Located in Section 4 of Center Township, Clinton County, Iowa.





TILLABLE SOILS

LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
	933	Sawmill silty clay loam	18.79	56.60 %	78
	133+	Colo silt loam	9.47	28.53 %	78
	221	Klossner muck	2.81	8.45 %	48
	963	Elvers silt loam	0.96	2.88 %	64
	1291	Atterberry silt loam	0.65	1.95 %	85
	662D2	Mt. Carroll silt loam	0.52	1.58 %	55



AVERAGE IA CSR2: 74.8



Download on the App Store

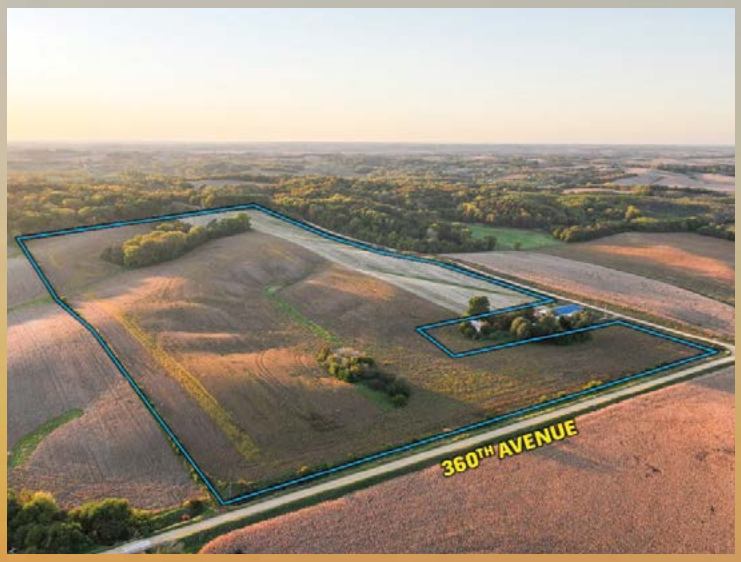
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Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.

BID HERE!

TRACT THREE | 75 GROSS DEEDED ACRES M/L

Tract 3 consists of 75.00 gross deeded acres m/l with an estimated 64.15 FSA cropland acres classified as HEL (Highly Erodible Land). The FSA cropland acres on Tract 3 are subject to reconstitution by the Clinton County FSA office. Primary soil types on Tract 3 include productive Fayette silt loam, Colo silt loam, and Lindly clay silt loam carrying a CSR2 average of 31.2. Recreational appeal exists on Tract 3 with timbered fencelines and a timbered draw located on the western half of the farm, and heavily timbered neighboring farms located immediately west and north. Access is from the north off County Road E56 / 170th Street and from the east off 360th Avenue. Located in Section 8 of Center Township, Clinton County, Iowa.





TILLABLE SOILS

LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
	163D2	Fayette silt loam	25.54	39.82 %	46
	163F3	Fayette silt loam	13.16	20.51 %	12
	163G	Fayette silt loam	10.99	17.14 %	5
	133+	Colo silt loam	6.37	9.93 %	78
	65F3	Lindley loam	4.91	7.65 %	5
	65E3	Lindley loam	2.51	3.91 %	21
	142	Chaseburg silt loam	0.44	0.68 %	79
	163E3	Fayette silty clay loam	0.14	0.21 %	29



AVERAGE IA CSR2: 31.2

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INTEGRATED LAND SOLUTIONS

LISTING #19869

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INTEGRATED LAND SOLUTIONS

300 1st Avenue W
Cascade, IA 52033

PeoplesCompany.com
Listing #19869

SCAN THE QR CODE
FOR MORE DETAILS!

AUCTION DETAILS & TERMS

Clinton County, Iowa Online-Only Land Auction

189.28 Gross Deeded Acres m/l offered as 3 Tracts

Bidding ends on Wednesday, December 9th 2026, at 1:00 PM (CST)

The Bidding is currently LIVE and remains open until 1:00 PM on Wednesday, December 9th 2026!

Tract 1: 80.00 gross deeded acres m/l with 79.25 FSA cropland acres classified as HEL (Highly Erodible Land) carrying an average CSR2 soil rating of 58.2
Tract 2: 34.28 gross deeded acres m/l with 33.20 FSA cropland acres classified as NHEL (Non-Highly Erodible Land) carrying an average CSR2 soil rating of 74.8
Tract 3: 75.00 gross deeded acres m/l with an estimated 64.15 FSA cropland acres classified as HEL (Highly Erodible Land) carrying an average CSR2 soil rating of 31.2

Online Bidding: Register to bid at http://peoplescompany.bidwranglercom/. 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 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: Offering Clinton 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 Wednesday, December 9th, 2026, at 1:00 PM Central Time Zone (CST), with closing taking place on or before Friday, January 22nd, 2027. A bid placed within 3 minutes of the scheduled close of the auction ON ANY TRACT will extend bidding by 3 minutes ON ALL TRACTS until all the bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. If you are unable to bid online, accommodations can be made to participate in the auction by contacting the Listing Agent. 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.

Farm Program Information: Farm Program Information is provided by the Clinton 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 Clinton 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, check, or wire transfer. All funds will be held in the Peoples Company Trust Account.

Closing: Closing will occur on or before Friday, January 22nd, 2026. 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 farming rights will be open for the 2027 crop season.

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.

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 the required earnest money payment. 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 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.

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. 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. This auction is with reserve.

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 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.

Seller reserves the right to accept or reject any and all bids.