FARMLAND AUCTION

Kossuth County

IOWA

160 ACRES M/L

TWO TRACTS

Thursday, December 10, 2026 | 10:00 AM | Listing #19883

Auction Location

Water's Edge Nature Center
1012 250th Street
Algona, IA 50511

SCAN THE QR CODE FOR MORE DETAILS!

Kolt Kiburz
515.468.5035 | IA LIC S68372000
Kolt@PeoplesCompany.com

Andrew Zellmer
712.898.5913 | IA LIC S61625000
AndrewZ@PeoplesCompany.com

Kossuth County, Iowa Farmland Auction – Mark your calendars for Thursday, December 10th, 2026, at 10:00 AM CST! Peoples Company is pleased to represent the sale of 160.00 gross acres m/l of highly productive farmland located northwest of Algona, Iowa, in Section 25 of Lotts Creek Township, Kossuth County, Iowa. The offering includes two highly tillable 80-acre tracts featuring CSR2 ratings of 78.5 and 75.6, along with extensive tile drainage improvements.

The farms will be offered using the Buyer's Choice Auction Method, allowing the successful bidder to purchase Tract 1, Tract 2, or both tracts at the winning bid price.

Tract One | 80 ACRES M/L
CSR2: 78.5



Tract 1 consists of 80.00 gross acres m/l with an estimated 79.00 FSA tillable acres. The tillable acres carry an average CSR2 of 78.5 with primary soil types of highly productive Canisteo Clay Loam and Nicollet Clay Loam.

Tract Two | 80 ACRES M/L
CSR2: 75.6



Tract 2 consists of 80.00 gross acres m/l with an estimated 79.00 FSA tillable acres. The tillable acres carry an average CSR2 of 75.6 with primary soil types of highly productive Canisteo Clay Loam and Harps Clay Loam.

Auction Details and Terms

160.00 Gross Acres M/L
158.00 Tillable Acres
Offered as Two Tracts
Thursday, December 10th, 2026, at 10:00 AM CST

Auction Location:
Water's Edge Nature Center
1012 250th Street
Algona, IA 50511

Tract 1: 80.00 gross acres m/l | estimated 79.00 tillable acres
CSR2 of 78.5

Tract 2: 80.00 gross acres m/l | estimated 79.00 tillable acres
CSR2 of 75.6

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, December 10th, 2026, at 10:00 AM at the Water's Edge Nature Center, 1012 250th St, Algona, IA 50511. All tracts will be offered on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, any or all tracts for their high bid. The "Buyer's Choice" auction will continue until all 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 Kossuth 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 Kossuth 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.

Tract One | TILLABLE SOILS
AVERAGE CSR2: 78.5

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
507	Canisteo clay loam	20.04	25.37 %	84
55	Nicollet clay loam	17.73	22.44 %	89
6	Okoboji silty clay loam	16.83	21.30 %	59
95	Harps clay loam	13.27	16.80 %	72
138B	Clarion loam	6.37	8.06 %	89
655	Crippin loam	2.63	3.33 %	91
107	Webster clay loam	2.08	2.63 %	86

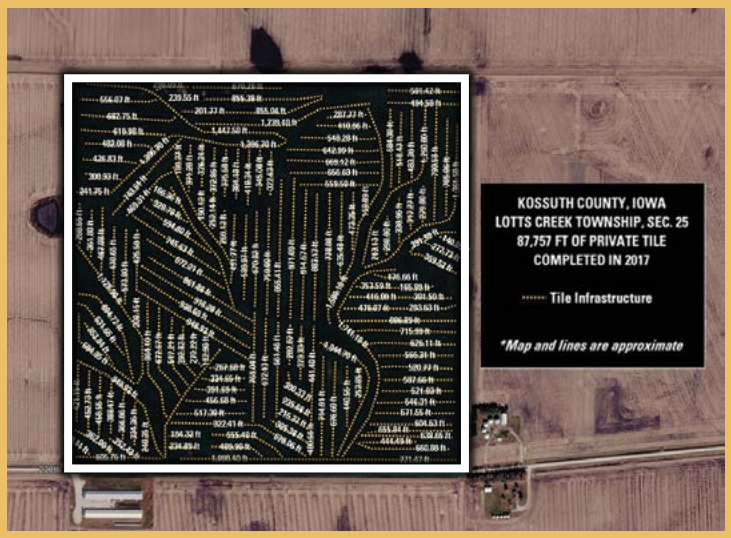
Tract Two | TILLABLE SOILS
AVERAGE CSR2: 75.6

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
95	Harps clay loam	24.35	30.82 %	72
507	Canisteo clay loam	21.23	26.88 %	84
6	Okoboji silty clay loam	18.40	23.29 %	59
55	Nicollet clay loam	6.52	8.25 %	89
655	Crippin loam	4.86	6.15 %	91
138B	Clarion loam	3.64	4.61 %	89

SOILS MAP



TILE MAP



SOILS MAP



Visit our website PeoplesCompany.com for more details | Listing #19883

Closing: Closing will occur on or before Tuesday, January 26th, 2027. 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 it is open tenancy for 2027.

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 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.

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

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1108 S. 44th Street, Suite 102
Cumming, IA 50061

PeoplesCompany.com
Listing #19883

SCAN THE QR CODE FOR MORE DETAILS!

FARMLAND AUCTION
KOSSUTH COUNTY, IOWA



Directions

From Algona, Iowa: Head west on U.S. Highway 18 for 3.5 miles to 80th Avenue. Turn right (north) onto 80th Avenue and continue north for 1 mile to 230th Street. Turn left (west) onto 230th Street and continue west for 1 mile. The property will be to your right (north). Look for the Peoples Company signage.

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