Highway 44 | Dallas Center, Iowa 50063 | Listing #19899

DALLAS COUNTY FARMLAND AUCTION

Dallas Center, Iowa



99.47
± ACRES

OFFERED AS A SINGLE TRACT

WEDNESDAY, DECEMBER 16, 2026 AT 10:00 AM CST
MEMORIAL HALL, 1502 WALNUT STREET, DALLAS CENTER, IOWA 50063



Land Development Advisor

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PEOPLES COMPANY™
INTEGRATED LAND SOLUTIONS

DALLAS COUNTY, IOWA FARMLAND AUCTION

Dallas Center, Iowa

Peoples Company is pleased to present 99.47± acres of highly productive farmland located directly along Highway 44 on the eastern edge of Dallas Center, Iowa, in Section 1 of Adel Township. This attractive offering combines strong agricultural productivity with long-term development potential in one of Dallas County's growing communities.

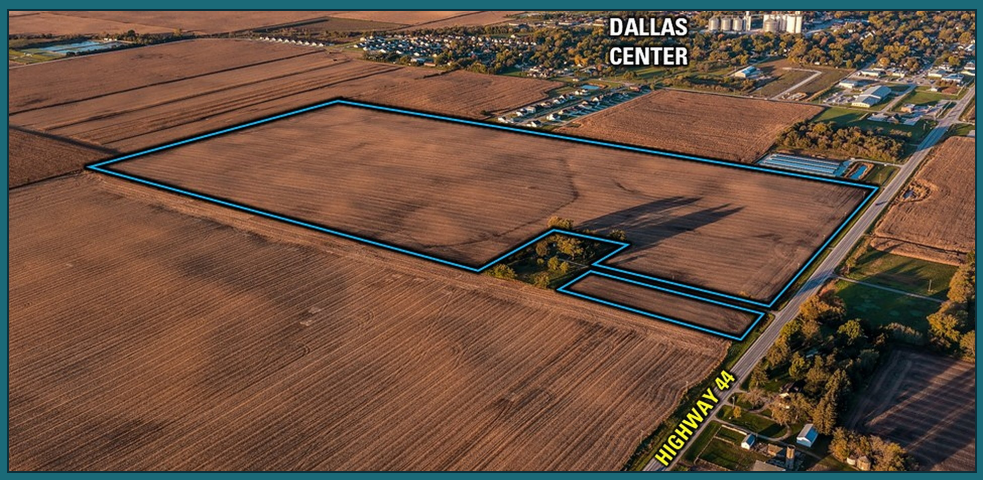
The farm consists of 99.47± acres, including 99.56 FSA cropland acres certified as NHEL (Non-High Erodible Land). The property features highly productive Clarion loam, Canisteo clay loam, Nicollet loam, and Webster clay loam soils, carrying an impressive CSR2 rating of 88.1 with a proven history of strong yields. Contact the listing agent for more information on yield history.

Located adjacent to an existing residential subdivision, this highly desirable farm offers an attractive opportunity for both agricultural investors and those looking toward future development. Dallas Center sewer and water infrastructure is located along the western property line, and the city's Future Land Use Map identifies the area for a mix of commercial and residential development. With direct Highway 44 frontage and proximity to existing residential development and utilities, the property is well-positioned to benefit from the continued growth of Dallas Center.

The farm is leased for the 2027 growing season. The buyer will receive all income for the 2027 crop year, with the lease being assigned to the buyer at closing. Contact the listing agent for lease details.

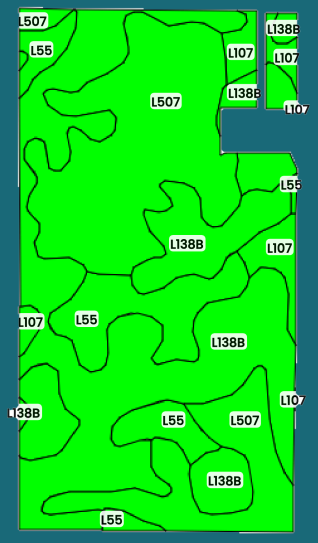
The farm will be offered as a single tract on a price-per-acre basis at a live public auction scheduled for 10:00 AM CST on Wednesday, December 16, 2026, at Memorial Hall, 1502 Walnut Street, Dallas Center, Iowa 50063. For those unable to attend in person, the auction will also be available through the Peoples Company Virtual Online Auction platform, allowing registered bidders to participate in real time through the Peoples Company website.

99.47 ± ACRES



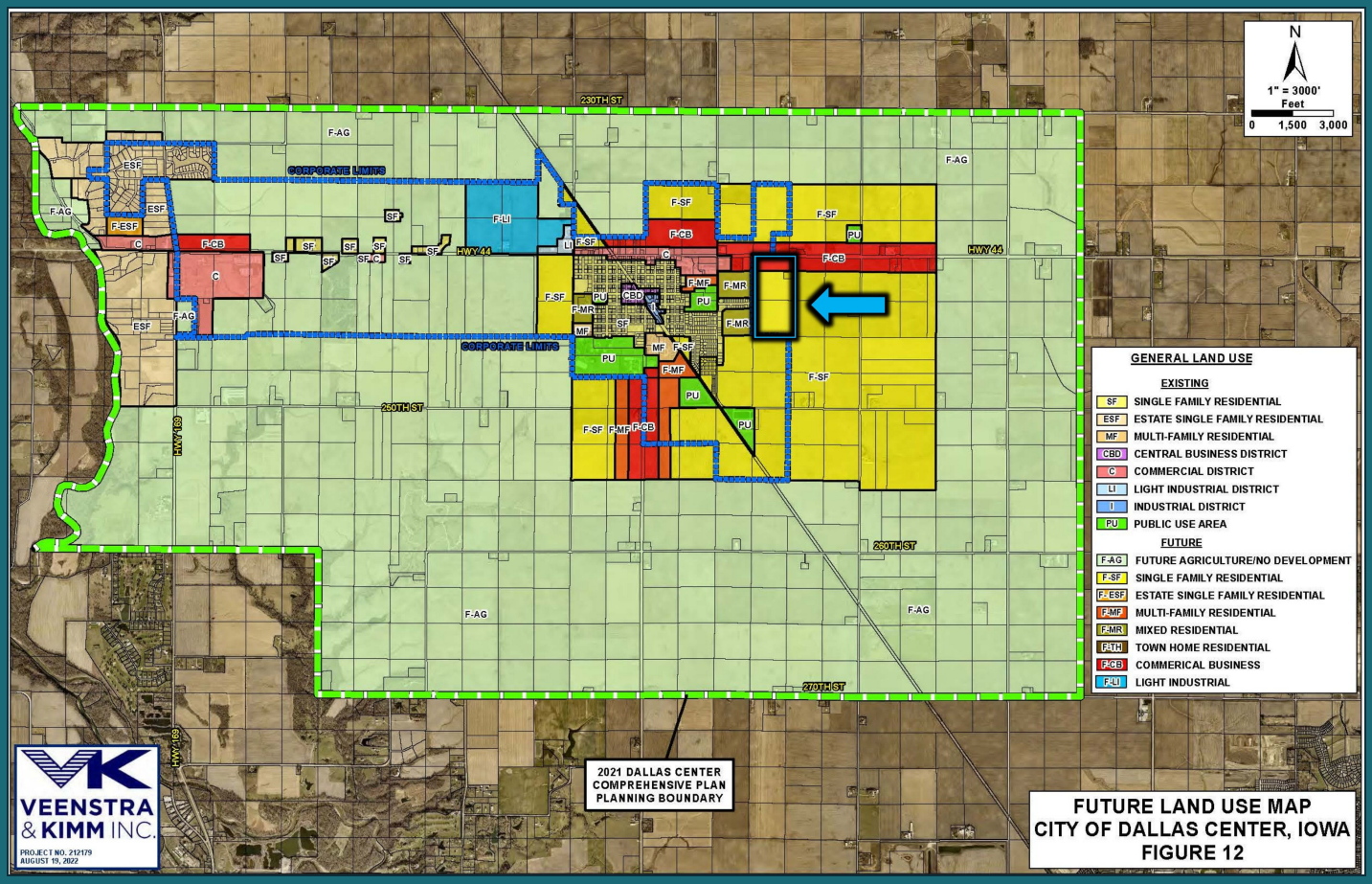
TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
L138B	Clarion loam	42.41	43.31 %	88
L507	Canisteo clay loam	34.63	35.37 %	87
L55	Nicollet loam	14.79	15.11 %	91
L107	Webster clay loam	6.08	6.21 %	88

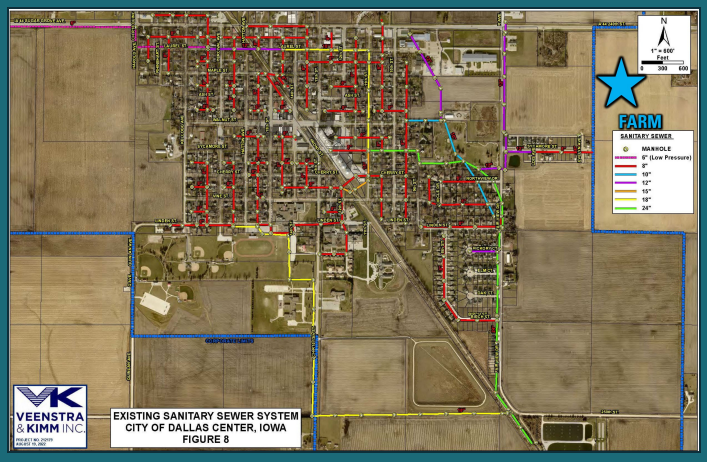


88.1
AVERAGE CSR2

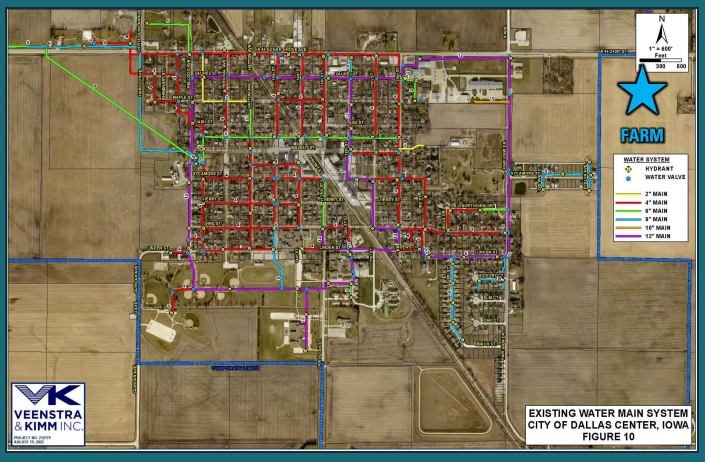
FUTURE LAND USE PLAN



SEWER MAP



WATER MAP



Dallas Center sewer and water infrastructure is located along the western property line, and the city's Future Land Use Map identifies the area for a mix of commercial and residential development.

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PeoplesCompany.com
Listing #19899

SCAN TO VIEW
THIS LISTING ONLINE!

DALLAS COUNTY FARMLAND AUCTION

Dallas Center, Iowa



Auction Details & Terms

Auction Location: Memorial Hall, 1502 Walnut Street, Dallas Center, Iowa 50063

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 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 tract will be offered via Public Auction and will take place on Wednesday, December 16th, 2026, at 10:00 AM at the Dallas Center Memorial Hall 1502 Walnut Street, Dallas Center, Iowa 50063. The farmland tract will be sold on a per-acre basis through a traditional auction method. 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 in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Dallas 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 Dallas 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 Friday, January 29th, 2027. The balance of the purchase price will be payable at closing in the form of a wire transfer.

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

Farm Lease: The farm is leased for the 2027 growing season, and the lease will be assigned to the Buyer at Closing. Buyer will assume all rights and responsibilities of the lease and receive all 2027 farm income. Contact the listing agent for additional information.

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. The Seller will provide a current abstract at their expense. 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.

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.