

CLINTON COUNTY
LAND AUCTION

161.30
SURVEYED ACRES

Offered in Two Tracts
Buyer's Choice Auction

TUESDAY, DECEMBER 1, 2026 | 10:00 AM CST

Murphy's Court | 2430 12th St Ct | DeWitt, Iowa 52742

LISTING #19924

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Clinton County, Iowa Land Auction

Peoples Company is honored to represent the Ladehoff Farm Partnership in the sale of 161.30 surveyed acres of Clinton County, Iowa farmland, offered as two individual tracts. The public auction will be held Tuesday, December 1, 2026, at 10:00 AM CST at Murphy's Court in DeWitt, Iowa. Both tracts will be offered on a price-per-acre basis using the "Buyer's Choice" method, and the auction can also be viewed through a Virtual Online Auction option with online bidding available. The farm lease has been terminated, and farming rights are available for the 2027 growing season. The farm is located in Section 24 of Washington Township of Clinton County, Iowa.



Tract 1 108.48 SURVEYED ACRES

99.11	60.1	$3,611
EST. FSA CROPLAND	CSR2	NET TAXES

Tract 1 consists of 108.48 surveyed acres with an estimated 99.11 FSA cropland acres and a CSR2 soil rating of 60.1. Primary soil types include productive Downs silt loam, Colo silt loam and Fayette silt loam. The large, contiguous field layout and excellent access make this tract well suited for efficient row-crop operations. Located along 197th Street and 335th Avenue, a half mile east of paved 190th Street, the farm offers convenient access to competitive grain marketing options, including ethanol plants and grain elevators. Opportunities to purchase a tract of this size and caliber are increasingly rare.

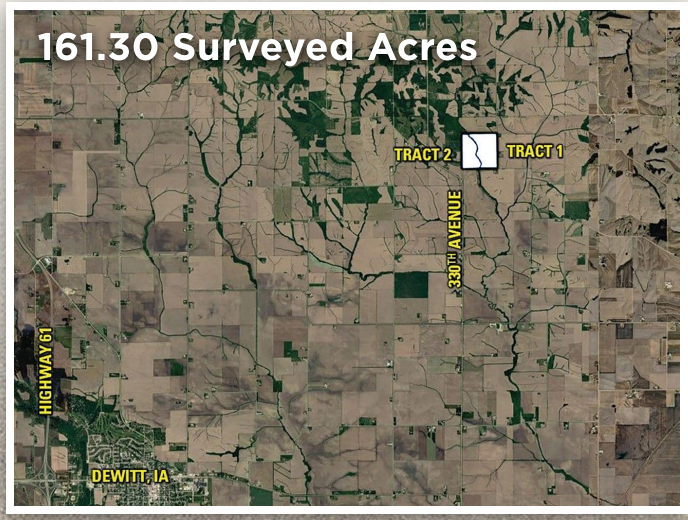


Tract 2 52.82 SURVEYED ACRES

46.34	45.7	$1,473
EST. FSA CROPLAND	CSR2	NET TAXES

Tract 2 consists of 52.82 surveyed acres including an estimated 46.34 FSA cropland acres with a CSR2 rating of 45.7. Predominantly Colo silt loam and Fayette silt loam soils, a high percentage of tillable acres and road frontage along 197th Street make this a manageable, efficient tract for neighboring operators looking to expand or investors seeking dependable, income-producing farmland. Purchase it as a standalone investment or in combination with Tract 1.





Contacts

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Directions

From DeWitt, Iowa: Head east on E 11th Street/Old Highway 30 for 4.5 miles. Turn left (north) onto 330th Avenue and continue for 4.5 miles. Turn onto 197th Street; the property is on the left in a half mile. Look for the Peoples Company signage.

Tillable Soils Maps

Tract 1

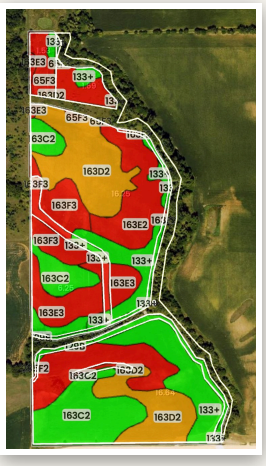
99.11 TILLABLE ACRES | CSR2 60.1



Code	Description	Acres	% Field	CSR2
162C2	Downs silt loam	23.04	23.25%	80
162D2	Downs silt loam	15.81	15.96%	54
163E2	Fayette silt loam	15.31	15.45%	35
163D2	Fayette silt loam	12.94	13.06%	46
133+	Colo silt loam	12.63	12.75%	78
163C2	Fayette silt loam	6.69	6.75%	72
291	Atterberry silt loam	6.54	6.60%	85
285F2	Burkhardt sandy loam	5.18	5.23%	5
162B	Downs silt loam	0.88	0.89%	90
163E3	Fayette silty clay loam	0.08	0.08%	29
			Average:	**60.1**

Tract 2

46.44 TILLABLE ACRES | CSR2 45.7



Code	Description	Acres	% Field	CSR2
163D2	Fayette silt loam	9.40	20.25%	46
133+	Colo silt loam	9.16	19.71%	78
163C2	Fayette silt loam	7.54	16.24%	72
163E2	Fayette silt loam	4.39	9.45%	35
285F2	Burkhardt sandy loam	4.36	9.39%	5
163E3	Fayette silty clay loam	4.03	8.67%	29
163F3	Fayette silty clay loam	3.79	8.16%	12
65F3	Lindley clay loam	2.64	5.69%	5
129B	Arenzville-Chaseburg complex	1.13	2.44%	73
			Average:	**45.7**

Auction Details & Terms

LADEHOFF FARM PARTNERSHIP | 161.30 SURVEYED ACRES | OFFERED AS TWO TRACTS | TUESDAY, DECEMBER 1, 2026 AT 10:00 AM CST

Seller: Ladehoff Farm Partnership

Auction Location: Murphy's Court, 2430 12th St Ct, DeWitt, IA 52742

Tract 1: 108.48 Surveyed Acres | 99.11 est. FSA Cropland Acres | CSR2 60.1
Tract 2: 52.82 Surveyed Acres | 46.34 est. FSA Cropland Acres | CSR2 45.7

Brief Legal: S½ of the NW¼ and N½ of the SW¼, Section 24, Township 82 North, Range 4 East, Clinton Co., Iowa. Exact legal description to be taken from Abstract.

Online Bidding: Register to bid at 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 Tuesday, December 1, 2026, at 10:00 AM at Murphy's Court in DeWitt, Iowa. 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.

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 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 or check. All funds will be held in the Pillers & Richmond Trust Account.

Closing: Closing will occur on or before Thursday, January 15, 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.

Farm Lease: The farm lease has been terminated and farming rights are available for the 2027 growing season.

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. 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

700 6th Avenue
DeWitt, IA 52742

PeoplesCompany.com
Listing #19924

SCAN THE QR CODE TO THE LEFT WITH YOUR PHONE CAMERA TO VIEW THIS LISTING ONLINE!

CLINTON COUNTY
LAND AUCTION

161.30

SURVEYED ACRES

197TH STREET

335TH AVENUE

Offered in Two Tracts

TUESDAY, DECEMBER 1, 2026 | 10:00 AM CST

Murphy's Court | DeWitt, Iowa

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