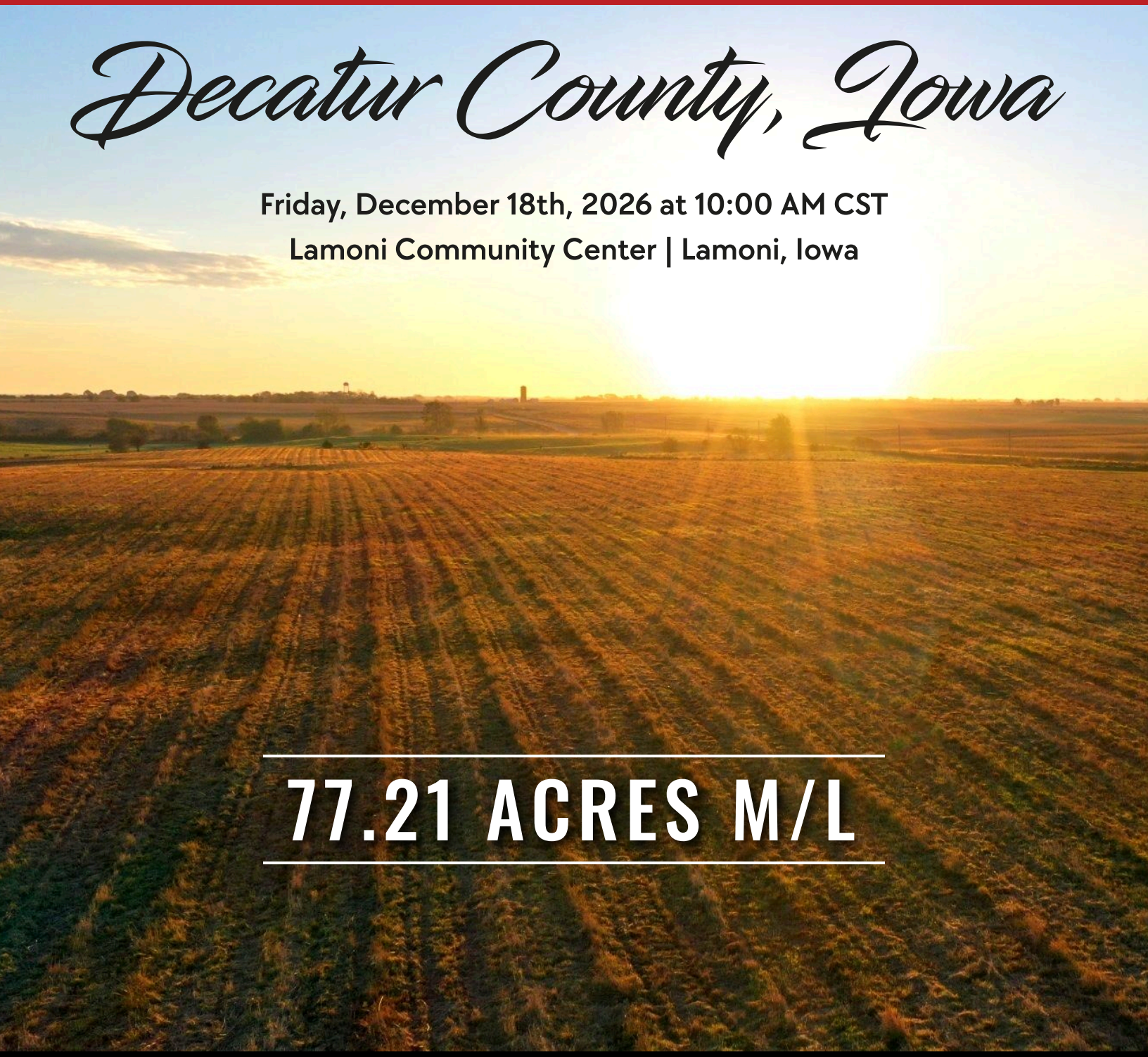
IOWA FARMLAND AUCTION

Decatur County, Iowa

Friday, December 18th, 2026 at 10:00 AM CST

Lamoni Community Center | Lamoni, Iowa



77.21 ACRES M/L

LISTING #19938

DARAN BECKER | 515.979.3498

Daran@PeoplesCompany.com | IA LIC S60473000

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

DECATUR COUNTY, IOWA LAND AUCTION

Peoples Company is pleased to present 77.21 acres m/l of Decatur County, Iowa farmland located approximately 3 miles northwest of Lamoni, Iowa. Located on 270th Street in Section 29 of Bloomington Township, this farm includes 71.5 FSA cropland acres with an average CSR2 soil rating of 53. Primary soil types include Clarinda silty clay loam, Arispe silty clay loam, and Grundy silty clay loam.

This farm lies in a highly competitive farming region with multiple grain marketing options nearby. It represents an opportunity to purchase a quality tract of farmland, ideal as an add-on to an existing farming operation or as an investment-quality land purchase.

The tract will be sold using the traditional auction method. **The auction will be held at 10:00 AM CST on Friday, December 18th, 2026, at the Lamoni Community Center in Lamoni, Iowa.** This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

Property Highlights:

- 77.21 acres m/l with 71.5 FSA cropland acres
- Average CSR2 of 53.0
- Recently out of CRP, mowed, and ready for the 2027 crop season
- Drainage tile present on the farm
- Two timbered draws on the west end with deer hunting opportunities
- Open for the 2027 crop year







DETAILS

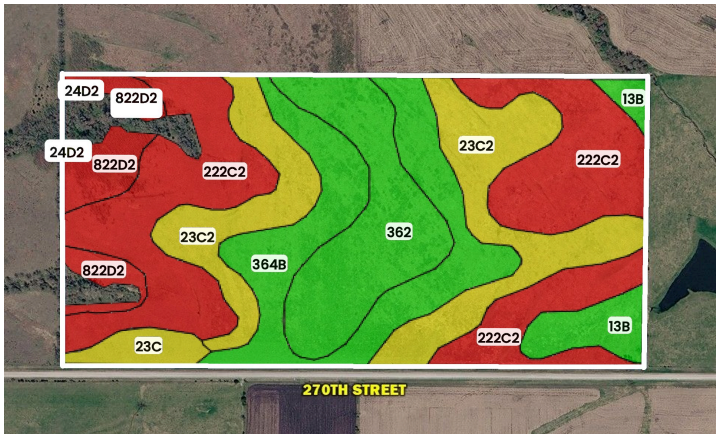
FSA Cropland Acres	71.5
Average CSR2	53.0
Location	29-68N-27W, Bloomington Twp.
Parcel Numbers	0929300004, 0929400003
Net Taxes	$1,652.00
School District	Lamoni Community
Zoning	Agriculture
Farm Lease	Open for 2027

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TILLABLE SOILS MAP

AVERAGE IA CSR2: 53.0



Code	Description	Acres	% of field	IA CSR2
222C2	Clarinda silty clay loam	23.74	33.20%	28
23C2	Arispe silty clay loam	15.26	21.34%	62
364B	Grundy silty clay loam	12.90	18.04%	72
362	Haig silty clay loam	10.04	14.04%	83
822D2	Lamoni clay loam	4.47	6.25%	11
13B	Olmitz-Zook-Vesser complex	3.30	4.61%	76
23C	Arispe silty clay loam	1.70	2.37%	66
24D2	Shelby clay loam	0.10	0.15%	51

Average: 53.0

Auction Details and Terms

Decatur County, Iowa Land Auction
77.21 Acres M/L
Friday, December 18th, 2026 at 10:00 AM CST

Auction Location:
Lamoni Community Center
108 S Chestnut Street
Lamoni, IA 50140

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: Property will be offered as one individual tract. All bids will be on a price per acre basis. 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.

Farm Program Information: Farm Program Information is provided by the Decatur 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 Decatur 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 Peoples Company's Trust Account.

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

Closing: Closing will occur on or before Monday, February 1st, 2027. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Farm Lease: The farm is available for the 2027 crop year.

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. The 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.

Surveys: No additional surveying or staking will be provided by the Seller.

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. 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. Exact legal descriptions will be taken from Abstract.

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

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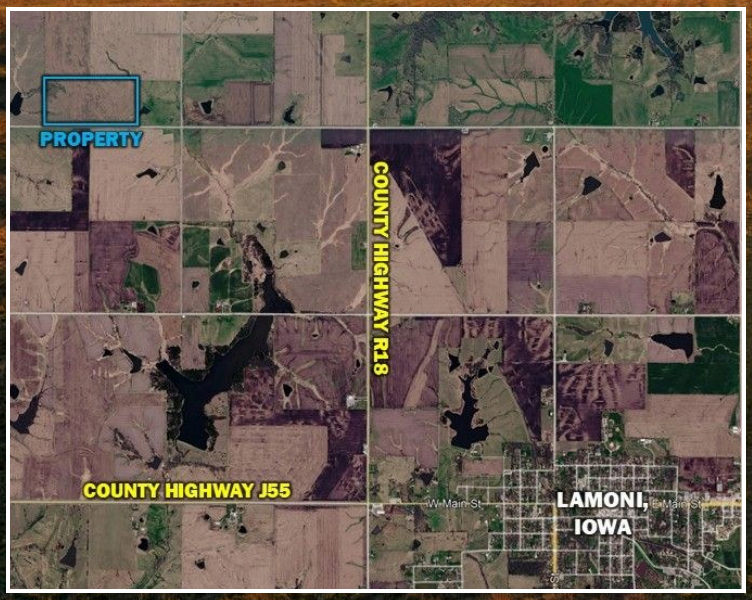
1108 S. 44th Street, Suite 102
Cumming, IA 50061

PeoplesCompany.com
Listing #19938

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Decatur County, Iowa

Friday, December 18th, 2026 at 10:00 AM CST
Lamoni Community Center | Lamoni, Iowa



DIRECTIONS

From Lamoni, Iowa: Head west out of town on W Main Street for 1.2 miles until reaching County Road R18. Turn right (north) and continue for 2 miles until reaching 270th Street. Turn left (west) and travel for 1.5 miles. The property will be located on the right. Look for the Peoples Company signs.

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SCAN FOR MORE INFORMATION!