

BOONE COUNTY, IOWA FARMLAND AUCTION | OFFERED IN TWO TRACTS

LUHOS FARM

BOONE COUNTY, IOWA

235.60
ACRES M/L

Listing #18511

FRIDAY, OCTOBER 17, 2025 | 10:00 AM

Bouton Community Center | 110 E 1st Street | Bouton, Iowa 50039



Matt Adams | 515.423.9235 | IA LIC S59699000 | Matt@PeoplesCompany.com



AUCTION TERMS & CONDITIONS

Seller: Margaret A. Dluhos Revocable Trust

Auction Location:

Bouton Community Center
110 E 1st Street, Bouton, Iowa 50039

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 Friday, October 17th, 2025 at 10:00 AM at the Bouton Community Center in Bouton, Iowa. The portfolio will be offered as two individual tracts using the "Buyer's Choice" auction method, whereas the winning bidder may elect to take one or both tracts for their high bid. The "Buyer's Choice" auction will continue until all farmland 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 Boone 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 Boone 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 Tuesday, December 2nd, 2025. 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 the Tenant's Rights.

Farm Lease: The tillable acres on both tracts are leased for the 2025 crop year. Farming rights are available for the 2026 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. 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.

235.60
ACRES M/L

DLUHOS FARM

BOONE COUNTY, IOWA

Listing #18511



K AVENUE & 330TH STREET, WOODWARD, IOWA 50276

**CAN'T MAKE IT TO THE LIVE
AUCTION? BID ONLINE!**



Scan Here to Bid

PeoplesCompany.com

Listing #18511

**CONTACT THE LISTING AGENT FOR
MORE INFORMATION!**

Matt Adams

515.423.923 | IA LIC S5969900

Matt@PeoplesCompany.com

BOONE COUNTY, IOWA FARMLAND AUCTION

Peoples Company is pleased to be representing the beneficiaries of the Margaret A. Dluhos Revocable Trust in the sale of their family farm located northwest of Woodward, Iowa, and northeast of Bouton, Iowa. The portfolio consists of 235.60 acres m/l and will be offered as two individual tracts. The tracts are located in Sections 26 & 27 of Peoples Township, Boone County, Iowa.

TRACT 1: 75.60 acres m/l with 71.88 FSA NHEL cropland acres and a CSR2 soil rating of 88.4

TRACT 2: 160 acres m/l with 135.92 FSA NHEL cropland acres and a CSR2 soil rating of 86

The average CSR2 soil rating for the tracts is 87.2, well above the Boone County, Iowa, average CSR2 soil rating of 75.5. Prominent soil types include top-producing loam soils of Clarion, Webster, and Nicollet and the cropland acres are Non-Highly Erodible Land (NHEL). The current farm lease has been terminated, and the farm is open for the 2026 growing season.

Access to the tracts is from K Avenue, and the farms lie within three miles of U.S. Highway 169 and Iowa Highway 141, offering quick access to the Iowa highway system, local grain markets, and the amenities of the Des Moines Metro. Their ideal location makes them great add-on tracts to an existing farming operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation.

The two tracts will be offered on a price per acre basis via Public Auction and will take place on Friday, October 17th, 2025, at 10 AM CST at the Bouton Community Center in Bouton, Iowa. The portfolio will be sold as two individual tracts using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one or both tracts for their high bid. The "Buyers Choice" auctioning will continue until both tracts have been removed from the auction. 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.

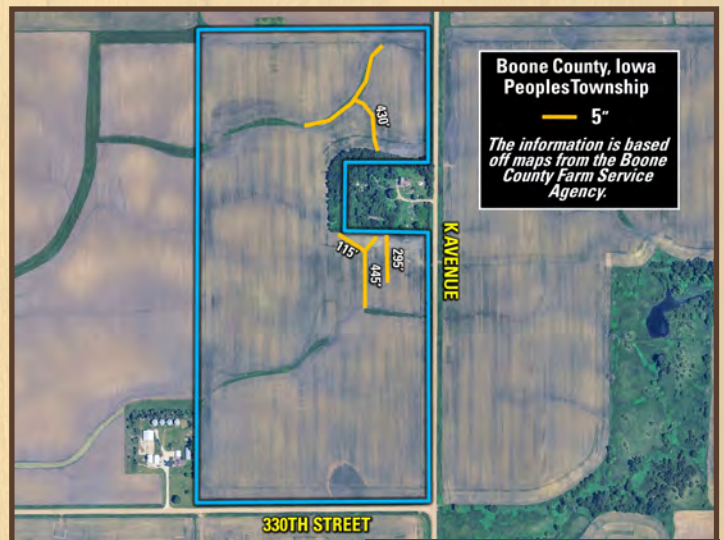
TRACT ONE | 75.60 ACRES M/L



Tract 1 consists of 75.60 acres m/l with 71.88 FSA cropland acres and a CSR2 soil rating of 88.4, well above the Boone County, Iowa average CSR2 soil rating of 75.5. Prominent soil types include highly productive Clarion loam, Webster clay loam, and Nicollet loam, and the cropland acres are Non-Highly Erodible Land (NHLE). The farm is located northeast of Bouton, Iowa, and northwest of Woodward, Iowa in Section 27 of Peoples Township, Boone County, Iowa.

Access to the farm is from the east off K Avenue, and the tract lies 3 miles east of U.S. Highway 169 and 2.5 miles north of Iowa Highway 141, offering quick access to local grain markets and the amenities of the Des Moines Metro.

Maps received indicate 1,285 linear feet of 5" drainage tile was installed in 1969, located immediately north and south of the adjoining acreage site. **Please Note: Peoples Company does not warrant nor guarantee the location or existence of the drainage tile.*



DRAINAGE TILE MAP

TILLABLE SOILS MAP



Code	Description	Acres	% of Field	CSR2
L138B	Clarion loam	37.17	51.72%	88
L107	Webster clay loam	23.96	33.33%	88
L55	Nicollet loam	10.75	14.95%	91

AVERAGE CSR2 : 88.4

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TRACT TWO | 160.0 ACRES M/L



Tract 2 consists of 160 acres m/l with 135.92 FSA cropland acres and a CSR2 soil rating of 86, well above the Boone County, Iowa average CSR2 soil rating of 75.5. Prominent soil types include highly productive Clarion loam, Webster clay loam, and Nicollet loam. Access to the farm is from the west off K Avenue, and the farm is located northeast of Bouton, Iowa, and northwest of Woodward, Iowa, in Section 26 of Peoples Township, Boone County, Iowa.

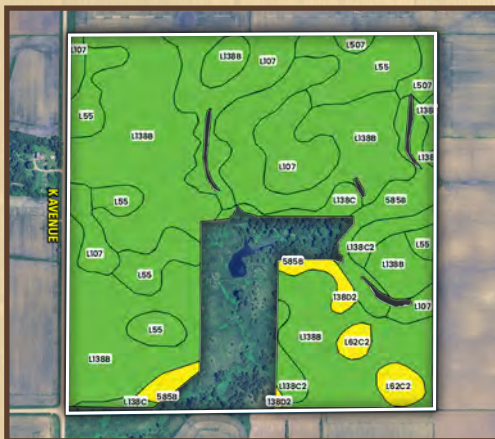
The balance of the tract consists of grass waterways and a 22-acre nature retreat established by the previous owner. It includes a man-made pond, three

dams, a south-flowing creek, timber, and a 12' x 20' shed built in 2000. Historical imagery indicates the non-tillable area was smaller than it is today, and an incoming buyer could add additional cropland acres to the farm or continue its use as a nature retreat. Contact the listing agent for more details.

Water flows towards the pond and is directed south off the property, eventually outletting into the Little Beaver Creek, just east of Bouton, Iowa. Prior to any drainage improvements, a Wetland Determination will need to be completed.



TILLABLE SOILS MAP



Code	Description	Acres	% of Field	CSR2
L138B	Clarion loam	76.70	56.43%	88
L107	Webster clay loam	20.12	14.80%	88
L55	Nicollet loam	17.27	12.71%	91
585B	Coland-Spillville	6.70	4.93%	71
L138C2	Clarion loam	3.84	2.83%	83
138D2	Clarion loam	3.22	2.37%	56
L62C2	Storden loam	3.03	2.23%	64
L138C	Clarion loam	2.72	2.00%	84
L507	Canisteo clay loam	2.32	1.71%	87

AVERAGE CSR2 : 86





12119 Stratford Drive
Clive, IA 50325



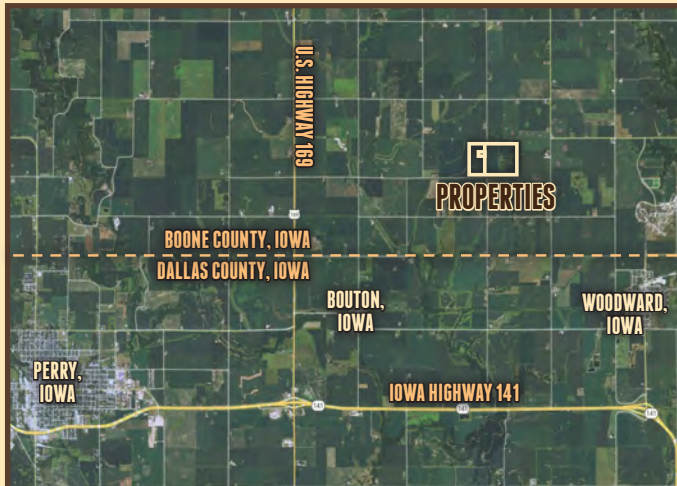
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SCAN TO VIEW THIS
LISTING ONLINE!

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DIRECTIONS

From Woodward, Iowa: Start on S Main Street and proceed west on W 9th Street. W 9th Street transitions into paved County Highway R30 / 130th Street. Proceed west on County Highway R30 / 130th Street for two miles, or until you reach Quinlan Avenue. Turn right (north) on Quinlan Ave and proceed straight for one mile. At the county line, Quinlan Avenue transitions into K Avenue, and proceed straight for another mile. At the intersection of K Avenue & 330th Street, the farmland will be on the northeast and northwest side. Look for Peoples Company signage.