

FARMLAND

Listing
#18532

AUCTION



McPHAIL ESTATE

116.51 ACRES M/L (Offered in Two Tracts)

Wednesday
September 24
at 10:00 AM CST

CRC Events Center
1006 Chestnut Street
Osage, Iowa 50461



CHASE DUESENBERG | 641.529.0562 | Chase@PeoplesCompany.com | IA LIC S65470000

Mitchell County, Iowa Farmland Auction - Peoples Company is honored to represent the heirs of the Russell G. McPhail Estate in the sale of 116.51 acres m/l located northeast of Osage, Iowa, or just south of Little Cedar, Iowa. The farmland will be sold as two individual tracts through the Buyer's Choice Auction Method, taking place at 10:00 AM at the CRC Events Center in Osage, Iowa.

Tract 1: 80 acres m/l | 76.79 FSA cropland acres | CSR2 of 86.6.

Tract 2: 36.51 acres m/l | 35.48 FSA cropland acres | CSR2 of 79.3.

These high-quality farmland tracts are located in a strong farming community with several grain marketing outlets nearby. They would be a great add-on to an existing farm operation, an affordable tract for a beginning farmer, or a smart investment for the buyer looking to diversify their portfolio. The farmland acres are classified as NHEL (Non-Highly Erodible Land) and have been professionally managed, enhancing their value as a reliable and sustainable asset. The tracts are located in Liberty and Burr Oak Townships. The farm lease has been terminated, and the farming rights will be available for the 2026 growing season.

The farms will be offered via a live Public Auction that will take place at 10:00 AM CST on Wednesday, September 24th, 2025, at the CRC Events Center, 1006 Chestnut Street, Osage, Iowa. The land will be sold as two individual tracts using the "Buyer's 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. "Buyer's Choice" auctioning will continue until both tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through the Peoples Company mobile bidding app, and online bidding will be available.



McPhail Estate



DIRECTIONS FOR TRACT 1

From Little Cedar, Iowa: Travel south out of town on Quail Avenue for just over 2 miles, and Tract 1 will be located on the left (east) side of Quail Avenue, marked with a Peoples Company sign.

From Osage, Iowa: Travel east out of town on US Highway 218 for 3 miles until reaching Primrose Avenue. Turn left (north) on Primrose Avenue for 5 miles until reaching 410th Street. Turn right (east) on 410th Street for 1 mile, and Tract 1 will be located on Quail Avenue, marked with a Peoples Company sign.

DIRECTIONS FOR TRACT 2

From Little Cedar, Iowa: Travel south out of town on Quail Avenue for just over 3 miles until reaching 400th Street. Turn right (west) on 400th Street for 1/2 mile, and Tract 2 will be located on the left (south) side of the road marked with a Peoples Company sign.

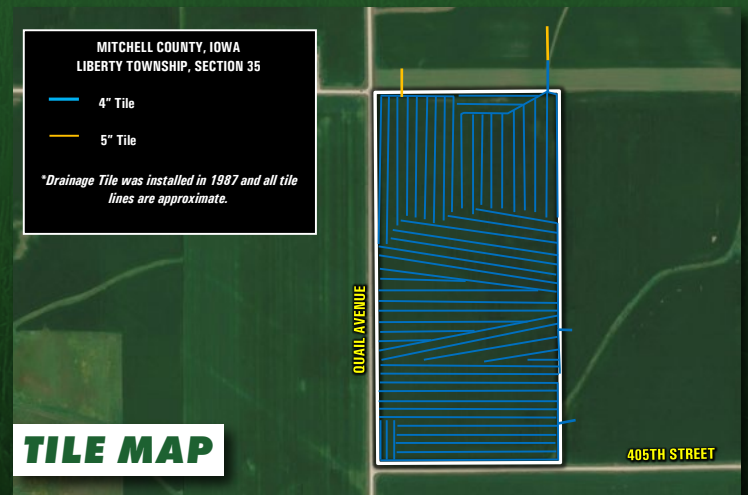
From Osage, Iowa: Travel east out of town on US Highway 218 for 3 miles until reaching Primrose Avenue. Turn left (north) on Primrose Avenue for 4 miles until reaching 400th Street. Turn right (east) on 400th Street for 1/2 mile, and Tract 2 will be located on the right (south) side of the road marked with a Peoples Company sign.

TRACT ONE

80
ACRES
M/L

Tract 1 consists of 80 acres m/l with 76.79 FSA cropland acres carrying a CSR2 of 86.6. The primary soil types on this tract are some of the best in Iowa, including Franklin silt loam, Klinger silty clay loam, and Readlyn silt loam. The farm is nearly 100% tillable and was completely pattern tiled in 1987 (refer to the Tile Map). Farmland acres are classified as NHEL (Non-Highly Erodible Land) and have been professionally managed over the years.

The farm lease has been terminated and will be available for the 2026 growing season. Tract 1 is located in Section 35 of Liberty Township, Mitchell County, Iowa.



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
761	Franklin silt loam	21.81	28.40%	85
184	Klinger silty clay loam	15.78	20.55%	95
399	Readlyn silt loam	14.95	19.47%	91
471B	Oran loam	9.09	11.84%	74
171B	Bassett loam	8.82	11.48%	85
682	Maxfield silt loam	2.59	3.37%	83
198B	Floyd loam	2.23	2.90%	89
781B	Lourdes loam	1.53	1.99%	68
784B	Riceville silt loam	0.00	0.00%	68

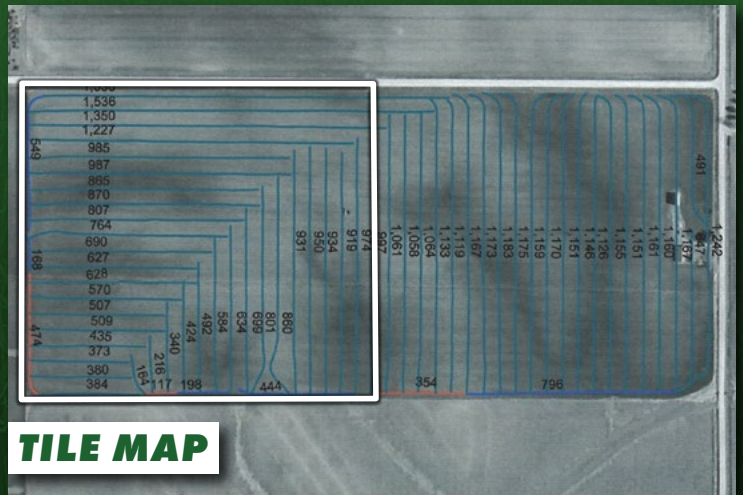
AVERAGE CSR2: 86.6

TRACT Two

36.51
ACRES
M/L

Tract 2 consists of 36.51 acres m/l with 35.48 FSA cropland acres carrying a CSR2 of 79.3. The primary soil types on this tract include Oran loam and Floyd loam. The farm is nearly 100% tillable and was completely pattern tiled in 2005 (refer to the Tile Map). Farmland acres are classified as NHEL (Non-Highly Erodible Land) and have been professionally managed over the years.

The farm lease has been terminated and will be available for the 2026 growing season. Tract 2 is located in Section 3 of Burr Oak Township, Mitchell County, Iowa.



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
471B	Oran loam	16.82	47.41%	74
198B	Floyd loam	12.98	36.58%	89
781B	Lourdes loam	4.12	11.61%	68
84	Clyde silty clay loam	0.75	2.11%	88
171B	Bassett loam	0.55	1.55%	85
171C2	Bassett loam	0.26	0.73%	77

AVERAGE CSR2: 79.3

AUCTION TERMS & CONDITIONS

Auction Location:

CRC Events Center
1006 Chestnut Street
Osage, Iowa 50461

Seller: Russell G. McPhail Estate

Representing Attorney: Charles P. Augustine - Klatt Law Firm

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 that they are representing themselves in completing the auction sales transaction.

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: Tracts 1 & 2 will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take, in any order, one or both tracts for their high bid. The "Buyer's Choice Auction Method" will continue until both tracts have been purchased. Tracts will not be offered in their entirety or combined 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 1: 80 Acres M/L

Tract 2: 36.51 Acres M/L

Financing: The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

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 Mitchell 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 Mitchell 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 check or wire transfer. All funds will be held in Peoples Company's Trust Account.

Closing: Closing will occur on or before Thursday, November 6th, 2025. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

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

Farm Lease: The farm lease has been terminated, and the tracts are open 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 with Peoples Company's Trust Account 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.

Survey: Tract 1 and Tract 2 boundaries will be staked before the Auction. 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. Full legal descriptions will be taken from the abstract.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
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Scan to view
this listing
online!

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