

# IOWA FARMLAND & ACREAGE AUCTION



**120 ACRES**  
**M/L**

**NEW VIRGINIA, IA**

**OFFERED IN THREE TRACTS**

**FRIDAY, OCTOBER 3, 2025, AT 10:00 AM!**

Immaculate Conception Hall | 101 James Street | St Marys, IA 50241

**JOHN HUTCHCROFT**

515.321.5970 | IA LIC S32689000  
JohnH@PeoplesCompany.com

**JAKE SICKELS**

515.681.2103 | IA LIC S67181000  
Jake@PeoplesCompany.com

Listing #18549





# Farmland & Acreage Auction

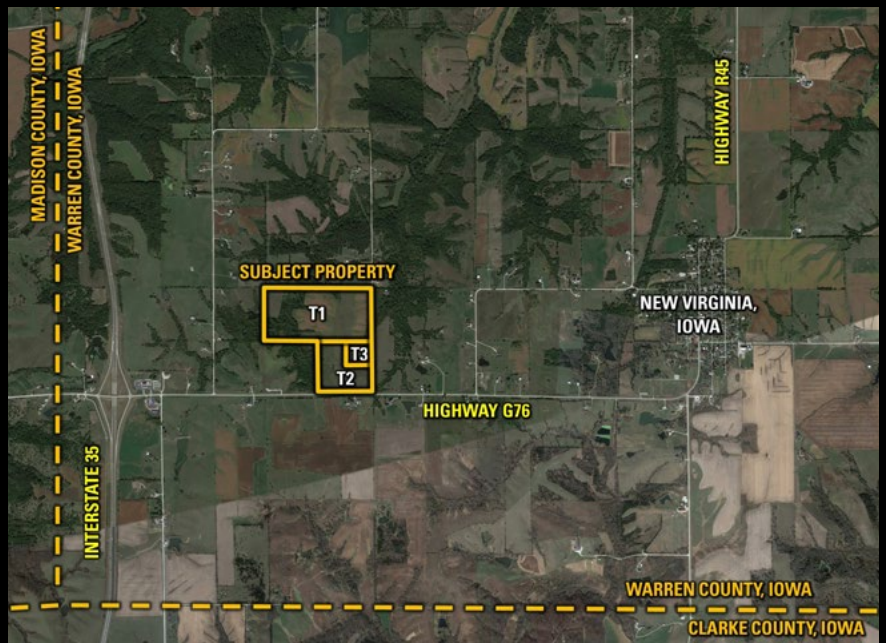
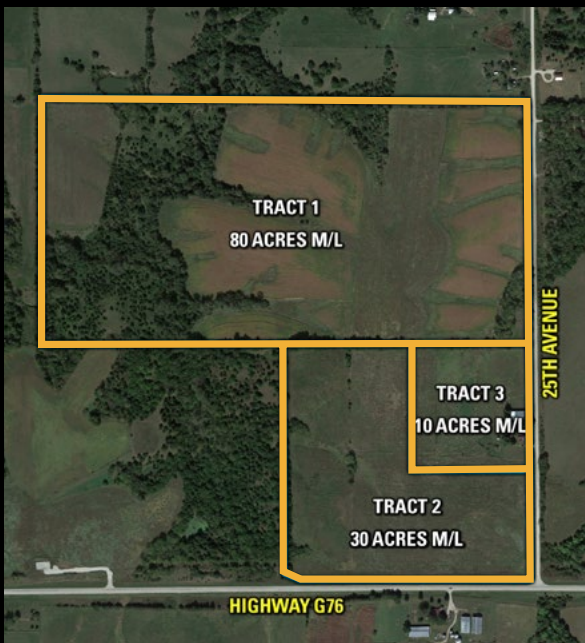
**Mark your calendars for Friday, October 3, 2025, at 10:00 AM!** Peoples Company is honored to represent the Walters Family Revocable Trust in the sale of 120 acres m/l and farmhouse just west of New Virginia, Iowa at the intersection of Highway G76 and 25th Avenue. The farm will be offered in three individual tracts, consisting of two bare land tracts featuring highway frontage, building sites, CRP, timber, and FSA cropland acres as well as a very well kept farmhouse on 10 acres with a great machine shed. The tracts are conveniently located just east of Interstate 35 and are within 25 minutes of a straight shot to West Des Moines. These tracts will be sold via Public Auction at the Immaculate Conception Hall in St. Marys, Iowa.

**Tract 1:** 80 acres m/l (to be surveyed and conveyed) with an estimated 56.51 FSA cropland acres consisting of 40.49 acres of CRP and 7.02 acres of hay.

**Tract 2:** 30 acres m/l (to be surveyed and conveyed) with an estimated 18.06 FSA cropland acres currently in CRP.

**Tract 3:** Farmhouse including 1,281 finished sf, 3 beds/1 bath, on 10 acres m/l (to be surveyed and conveyed) with machine shed. The address for the home is 23852 25th Avenue, New Virginia, IA 50210.

Tracts 1 and 2 will be offered via the “Buyer’s Choice” auction method through a live, in-person auction as well as a virtual, live online auction option. Online bidding will be available as well. With the “Buyers Choice” auction method, 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. Tract 3 will be offered via the “Traditional Auction” method, after the conclusion of bidding on Tract 1 and 2. Bids on Tract 3 will be on a “Whole Dollar Basis”. Tracts will not be offered in their entirety or in combination after the auction.



**Directions from New Virginia, Iowa:** Head west out of town on Highway G76 for 2 miles. Turn right and continue north on 25th Avenue. The tracts are located at the corner of Highway G76 and 25th Avenue just off of Highway G76. Please look for the Peoples Company signage. Please look for the Peoples Company signage.

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Tract 1 consists of 80 acres m/l (to be surveyed and conveyed), including 56.51 FSA cropland acres—49.49 of which are currently enrolled in two individual CRP contracts, generating a total annual payment of \$10,861.76 and expiring in 2026 and 2031 (Please see the CRP Map). The remaining acres feature grassland and high-quality timber, offering exceptional habitat for whitetail deer and turkey. Located in a well-regarded area known for producing trophy whitetail, this tract provides outstanding recreational and hunting opportunities - multiple deer with great genetics and potential are currently living on this farm. With convenient access from 25th Avenue on the east side, the property also presents an excellent building site for a country home, combining ample acreage with diverse landscapes of CRP, timber, and open ground. This property is located just east of Interstate 35, only 25 minutes from West Des Moines.

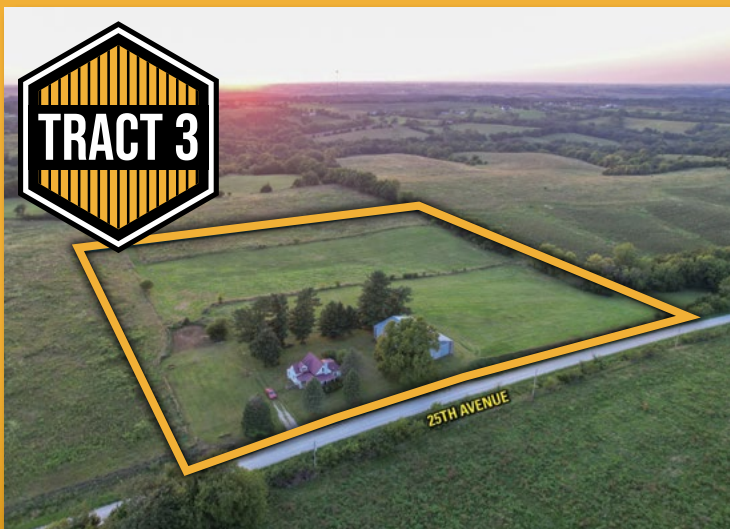
## TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
822D2	Lamoni silty clay loam	14.11	24.96%	10
Y179E2	Gara loam	9.12	16.14%	32
993D2	Armstrong-Gara loams	9.04	15.99%	23
76C2	Ladoga silt loam	6.05	10.70%	75
370B	Sharpsburg silty clay loam	5.80	10.26%	91
Y179F2	Gara loam	3.59	6.35%	16
370C2	Sharpsburg silty clay loam	3.28	5.80%	80
993E2	Armstrong-Gara loams	2.45	4.33%	17
792D2	Armstrong loam	2.27	4.02%	7

AVERAGE CSR2: 36.1



**80**  
ACRES M/L



## TILLABLE SOILS

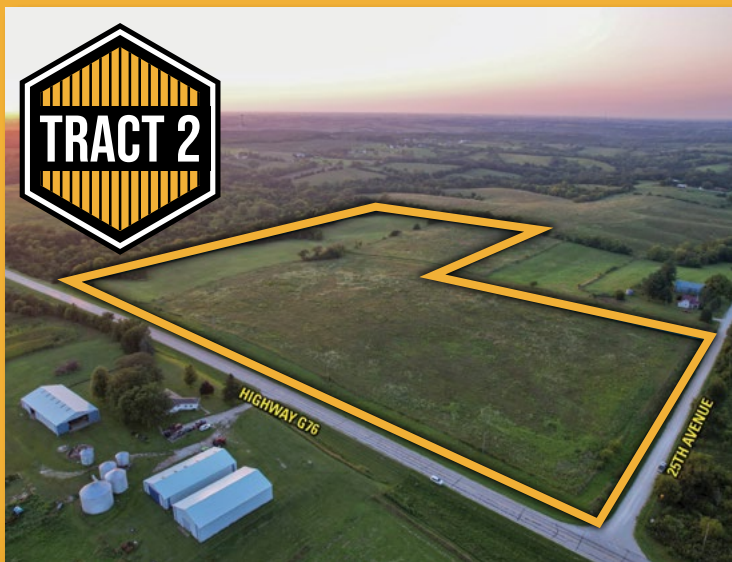
CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
822D2	Lamoni silty clay loam	5.25	65.38%	10
370B	Sharpsburg silty clay loam	1.60	19.93%	91
370C2	Sharpsburg silty clay loam	1.14	14.20%	80
368B	Macksburg silty clay loam	0.04	0.50%	89

AVERAGE CSR2: 36.5



**10**  
ACRES M/L





Tract 2 consists of 30 acres m/l (to be surveyed and conveyed), including an estimated 18.06 FSA cropland acres enrolled in CRP with a total annual payment of \$4,527.28 (250.68/acre), expiring in 2026 - offering short term flexibility for someone who wants to build on the current CRP acres (Please see the CRP Map). The CRP acres carry a CSR2 value of 67.2. The balance of the property offers grassland, open acres, and timbered boundaries—creating multiple potential building sites. With the ability to access from 25th Avenue and Highway G76, this tract is well-suited for a country home or hobby farm while still enjoying the benefits of income-producing CRP and diverse recreational opportunities. The property is conveniently located just east of Interstate 35 and is within 25 minutes of West Des Moines.

## TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
370B	Armstrong-Gara loams	5.52	30.56%	91
822D2	Lamoni silty clay loam	4.69	25.97%	10
368B	Macksburg silty clay loam	4.36	24.14%	89
370C2	Sharpsburg silty clay loam	3.26	18.05%	80
76C2	Ladoga silt loam	0.19	1.05%	75
Y179E2	Gara loam	0.04	0.22%	32
222D2	Clarinda silty clay loam	0.00	0.00%	17

**AVERAGE CSR2: 67.2**



**30  
ACRES M/L**

Tract 3 consists of 10 acres m/l (to be surveyed and conveyed) with a charming farmhouse and an excellent shop. The farmhouse, built in 1875, is a well-maintained 1.5-story home featuring 3 bedrooms, 1 bathroom, a spacious open living room and kitchen, a main-floor primary bedroom with laundry, a covered porch, and more. Despite its age, the home has seen numerous updates and has been exceptionally cared for through decades of ownership.

The property includes an estimated 8.03 FSA cropland acres, with 2.64 acres enrolled in CRP, generating a total annual payment of \$661.79 (\$250.68/acre) and expiring in 2026 (Please see the CRP Map). The CRP acres on this tract carry a CSR2 value of 74.3. The balance offers grassland and open space with fencing, ideal for livestock. A 50' x 72' post-frame building in excellent condition provides ample storage for equipment, tools, or recreational items.

Conveniently located just east of Interstate 35 and only 25 minutes from West Des Moines, the property offers both rural tranquility and accessibility. The home is currently served by a well situated on Tract 2; however, the Seller will pay for and install a rural water pit to service the home at the road. The Buyer will be responsible for hooking up to the pit and connecting it to the house.



**Open House:** To showcase the quality of the farmhouse on Tract 3, there will be two open houses on September 15, 2025 and September 29, 2025, both between 4:00 PM and 6:00 PM for potential Buyer's to view the dwelling and outbuilding. The dwelling and outbuilding can be shown by appointment as well.

# Auction Terms & Conditions

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## Walters Family Revocable Trust Farmland Auction

120 Acres M/L (To be surveyed and conveyed)

Offered in Three Tracts

Friday, October 3, 2025 @ 10:00 AM

### Auction Location:

Immaculate Conception Hall

101 James Street

St Marys, IA 50241

**Tract 1:** 80 acres m/l (to be surveyed and conveyed)

**Tract 2:** 30 acres m/l (to be surveyed and conveyed)

**Tract 3:** 10 acres m/l, farmhouse, machine shed (to be surveyed and conveyed)

**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 3, 2025, at 10:00 AM at the Immaculate Conception Hall in St Marys, Iowa. Tracts 1 and 2 will be offered via the "Buyer's Choice" auction method through a live, in-person auction as well as a virtual, live online auction option. Online bidding will be available as well. With the "Buyers Choice" auction method, 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. Tract 3 will be offered via the "Traditional Auction" method, after the conclusion of bidding on Tract 1 and 2. Bids on Tract 3 will be on a "Whole Dollar Basis". Tracts will not be offered in their entirety or in combination after the auction.

**Co-Brokers:** Participating brokers must register the client 24 hours before the Auction date by filling out our Broker Registration Form.

**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 Warren 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 Warren County FSA and NRCS offices.

**Earnest Money Payment:** A 10% earnest money payment is required on the day of the auction for Tract 1 and 2. A 5% earnest money payment is required on the day of the auction for Tract 3. The earnest money payment may be paid in the form of cash or good check. All funds will be held in the Peoples Company Trust Account.

**Closing:** Closing will occur on or before Wednesday, December 18th, 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 tracts will be given At Closing.

**Farm Lease:** The farm is not encumbered by any lease arrangements and full possession will be given to all tracts At Closing.

**Hunting Lease:** There is no hunting lease in place and hunting rights are available for the upcoming season. The Winning Bidder(s) will have full hunting rights at closing. Early possession for hunting will not be permitted.

**CRP and Payments:** The CRP payments associated with each tract will be prorated to the date of closing. The Buyer will be responsible for any and all maintenance, costs, assessments, etc. related to the CRP post-closing. Additionally, if the Buyer elects to buy out any of the existing CRP contracts or agreements, they shall do so at their sole expense.

**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. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

**Tract 3 Rural Water Pit:** The home and hydrant on the southwest corner of the home are currently served by well water, coming from a good well on Tract 2. Said well will be cut off from the dwelling prior to closing. The Seller has arranged and paid for a rural water pit to be installed on Tract 3 to service the home. The Buyer will be responsible for connecting the house to the water pit.

**Septic System:** Per Iowa Code 445B, the septic system on Tract 3 is exempt from the Septic System Inspection Requirement and the septic system servicing the home is in "As-is - Where is" condition and no inspections, updates, or improvements will be made by the sellers.

**Driveways:** Plan to purchase permits have been pulled by the Seller and Peoples Company, indicating acceptable locations for Tract 1 along 25th Avenue and for Tract 2 along Highway G76 and 25th Avenue. The Buyer shall be responsible for the installation, addressing, permitting, etc. for the driveway location they elect to use.

**Wells:** There is a known well on Tract 2, located near the windmill that services the dwelling. The water line from the well to the dwelling will be cut off and capped at the expense of the Seller. A rural water pit has been paid for by the Seller and will be installed at their expense on Tract 3. The well on Tract 2 will be conveyed to the Buyer in "As-is - Where is" condition and no inspections, tests, updates, or improvements will be made by the Seller.

**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 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:** All prospective Buyer's should note the discrepancy between the acreage provided by the Warren County Assessor, Farm Service Agency, and mapping software. Surveys will be provided for Tracts 1, 2, and 3. The farmland acres are subject to slight change after the surveys have been completed but before the auction. After the surveys have been completed, tract acres will be updated on the Peoples Company website. Additionally, the final tract acres will be announced on the day of the sale. 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 "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.





12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #18549



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



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OFFERED IN THREE TRACTS

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