

WEBSTER COUNTY, IOWA

FARMLAND AUCTION

THURSDAY, NOVEMBER 20TH, 2025 | 10:00 AM

Dayton Community Center | 104 1st Street NW | Dayton, Iowa 50530

467.02 ACRES M/L
OFFERED IN SIX TRACTS

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Listing #18641



TRACT ONE



PROPERTY DETAILS

Tract 1 consists of 77.10 acres m/l with 76.20 Estimated FSA cropland acres carrying a CSR2 of 75.4. The primary soil types on this tract include high-producing Marna Silty Clay Loam and Nicollet-Guckeen Complex. Farmland acres are classified as NHEL (Non-Highly Erodible Land). The farm lease has been terminated and will be available for the 2026 growing season. Tract 1 is located in Sections 5 & 8 of Dayton Township, Webster County, Iowa.

SKILLET CREEK AVENUE & RIVER ROAD, DAYTON, IA 50530



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
383	Marna silty clay loam	47.19	61.93%	69	●
1555	Nicollet-Guckeen complex	26.39	34.63%	86	●
1138B	Clarion clay loam	1.96	2.57%	90	●
1507	Brownton silty clay loam	0.66	0.87%	62	●

AVERAGE: 75.4

DIRECTIONS

From Dayton, Iowa travel north on Racine Avenue for 1 mile until reaching 350th Street. Turn right (east) on 350th Street for 2.5 miles until reaching the property.

77.10 ACRES M/L

Visit [PEOPLES COMPANY.COM](https://www.peoplescompany.com) for more auction information, maps, and aerial photos.

TRACT Two



PROPERTY DETAILS

Tract 2 consists of 64.05 acres m/l with 54.24 Estimated FSA cropland acres carrying a CSR2 of 75. The primary soil types on this tract include high-producing Marna Silty Clay Loam and Nicollet-Guckeen Complex. Farmland acres are classified as NHEL (Non-Highly Erodible Land). Tract 2 is improved with two older grain bins located on the north side of the property. The farm lease has been terminated and will be available for the 2026 growing season. Tract 2 is located in Sections 5 & 8 of Dayton Township, Webster County, Iowa.

RIVER ROAD, DAYTON, IA 50530



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
383	Marna silty clay loam	29.98	55.26%	69	●
1555	Nicollet-Guckeen complex	18.47	34.06%	86	●
855	Shorewood silty clay loam	4.22	7.78%	75	●
6	Okoboji silty clay loam	1.27	2.34%	59	●
1236C	Angus loam	0.17	0.31%	81	●
1138B	Clarion clay loam	0.07	0.13%	90	●
262G	Lester-Belview complex	0.05	0.09%	9	●
836B	Kilkenny clay loam	0.01	0.02%	69	●

AVERAGE: 75.0

DIRECTIONS

From Dayton, Iowa, travel north on Racine Avenue for 1 mile until reaching 350th Street. Turn right (east) on 350th Street for 2.5 miles until reaching Skillet Creek Avenue. Turn left (north) on Skillet Creek Avenue for a quarter mile until reaching River Road. Turn right (east) on River Road for a half mile until reaching the property.

64.05 ACRES M/L

TRACT THREE



PROPERTY DETAILS

Tract 3 consists of 77.50 acres m/l with 75.45 FSA cropland acres carrying a CSR2 of 72.6. The primary soil types on this tract include high-producing Marna Silty Clay Loam and Nicollet-Guckeen Complex. Farmland acres are classified as NHEL (Non-Highly Erodible Land). The tract has 3.11 acres enrolled in CRP paying \$300/acre and expiring in 2027. The tract is situated in Drainage Districts #49 and #176. Per discussions with the Webster County Drainage Clerk, there are no outstanding assessments due or upcoming projects in these drainage districts. Currently, there is no crossing established over the drainage ditch to reach the western portion of the property. If the Buyer elects to have a crossing put in, it will be the Buyer's responsibility to work with the county drainage engineer and a local contractor to have a crossing installed. Please contact the listing agent for more information.

QUAIL AVENUE, DAYTON, IA 50530



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
383	Marna silty clay loam	55.68	73.79%	69	●
1555	Nicollet-Guckeen complex	17.27	22.89%	86	●
6	Okoboji silty clay loam	2.39	3.17%	59	●
1507	Brownton silty clay loam	0.11	0.15%	62	●

AVERAGE: 72.6

DIRECTIONS

From Dayton, Iowa, travel west on Highway 175 for a half mile until reaching Quail Avenue. Turn right (north) onto Quail Avenue for 1.5 miles until reaching the property.

77.50 ACRES M/L

TRACT FOUR



PROPERTY DETAILS

Tract 4 consists of 89.18 surveyed acres with 84.06 estimated FSA cropland acres carrying a CSR2 of 74.3. The primary soil types on this tract include high-producing Marna Silty Clay Loam, Nicollet-Guckeen Complex, and Clarion Clay Loam. Farmland acres are classified as NHEL (Non-Highly Erodible Land). The tract is situated in Drainage District #334. Per discussions with the Webster County Drainage Clerk, there are no outstanding assessments due or upcoming projects in these drainage districts. The farm lease has been terminated and will be available for the 2026 growing season. Tract 4 is located in Section 30 of Yell Township, Webster County, Iowa.

* Northern Natural Gas pipelines run underground through Tract 4, and the very far west Pipeline has been deactivated and removed.

HIGHWAY P73/SAMSON AVENUE & HIGHWAY D54/330TH STREET, DAYTON, IA 50530



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
383	Marna silty clay loam	30.21	35.94%	69	●
1555	Nicollet-Guckeen complex	16.45	19.57%	86	●
1138B	Clarion clay loam	13.64	16.23%	90	●
6	Okoboji silty clay loam	12.83	15.26%	59	●
5507	Corvuso-Brownton complex	9.60	11.42%	72	●
1507	Brownton silty clay loam	1.14	1.36%	62	●
262G	Lester-Belview complex	0.18	0.21%	9	●

AVERAGE: 74.3

DIRECTIONS

From Dayton, Iowa, travel north on Racine Avenue/330th Street for 4 miles until reaching the property. The property is on the northeast corner of 330th Street and Samson Avenue.

89.18 Surveyed Acres

TRACT FIVE



PROPERTY DETAILS

Tract 5 consists of 80.48 surveyed acres with 78.40 estimated FSA cropland acres carrying a CSR2 of 75.7. The primary soil types on this tract include high-producing Marna Silty Clay Loam, Nicollet-Guckeen Complex & Clarion Loam. Farmland acres are classified as NHEL (Non-Highly Erodible Land). The farm lease has been terminated and will be available for the 2026 growing season. Tract 5 is located in Section 30 of Yell Township, Webster County, Iowa.

HIGHWAY D54 & 330TH STREET, DAYTON, IA 50530



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
383	Marna silty clay loam	40.29	51.39%	69	●
1555	Nicollet-Guckeen complex	18.03	23.00%	86	●
1138B	Clarion clay loam	10.13	12.92%	90	●
855	Shorewood silty clay loam	6.47	8.25%	75	●
6	Okoboji silty clay loam	2.62	3.34%	59	●
274	Rolfe silt loam	0.54	0.69%	57	●
5507	Corvuso-Brownton complex	0.17	0.22%	72	●
1507	Brownton silty clay loam	0.14	0.18%	62	●
262G	Lester-Belview complex	0.01	0.01%	9	●
836B	Kilkenny clay loam	0.00	0.00%	69	●

AVERAGE: 75.7

DIRECTIONS

From Dayton, Iowa, travel north on Racine Avenue/330th Street for 4.5 miles until reaching the property.

80.48 Surveyed Acres

TRACT SIX



PROPERTY DETAILS

HIGHWAY D54 & 330TH STREET, DAYTON, IA 50530

Tract 6 offers 78.71 surveyed acres of unrivaled seclusion and accessibility. The farm includes an estimated 22.46 FSA cropland acres carrying a CSR2 of 71.2. Of these, approximately 13 acres m/l are currently planted to corn, with the balance in hay production. These productive acres can continue to be farmed or easily converted into wildlife food plots. Ideally situated less than 30 miles from Ames, Boone, Fort Dodge, and Webster City, this property combines rural privacy with convenient access to several major communities. Access is provided by a deeded lane off paved 330th Street, extending approximately a quarter mile and leading to a secluded setting—an ideal location for an executive building site. Midland Power Cooperative provides electric (60 Amp Service), which previously served an older dwelling featuring a scenic 1.5-acre pond.

The property's diverse topography showcases rolling terrain and expansive views overlooking the Des Moines River Valley and the picturesque Webster County countryside. Mature timber, established hay fields, and ample food sources provide exceptional habitat for whitetail deer, turkey, and upland game. Mowed trails throughout and around the pond create convenient access and excellent hunting or recreational opportunities. For those seeking additional outdoor adventures, Brushy Creek State Recreation Area and Boone Forks Wildlife Area are located just minutes away. Tract 6 is located in Section 30, Yell Township, Webster County, Iowa.



DIRECTIONS

From Dayton, Iowa, travel north on Racine Avenue/330th Street for 4.5 miles until reaching the property.

78.71 Surveyed Acres



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18641



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

AUCTION TERMS & CONDITIONS

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: All tracts 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 all tracts for their high bid. The "Buyer's Choice Auction Method" will continue until all 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: 77.1 ACRES M/L	TRACT 4: 89.18 SURVEYED ACRES
TRACT 2: 64.05 ACRES M/L	TRACT 5: 80.48 SURVEYED ACRES
TRACT 3: 77.5 ACRES M/L	TRACT 6: 78.71 SURVEYED ACRES

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

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Webster 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 Webster 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 a check or wire transfer. All funds will be held in Peoples Company's Trust Account.

CLOSING: Tracts 1, 2 & 3 closing will occur on or before Thursday, December 18th, 2025. Tracts 4, 5 & 6 closing will occur on or before Thursday, January 8th, 2026. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

POSSESSION: Possession of the farm will be given At Closing, Subject to the 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.

PERSONAL PROPERTY & DEBRIS: The land is being sold in as-is condition. The buyer assumes all responsibility for the removal and proper disposal of any remaining materials, debris, or personal property after closing.

ACCESS: If Tracts 4, 5, & 6 are purchased separately, the buyer will be responsible for installing a new driveway. Webster County Secondary Roads Department has approved new driveways along Highway D54 / 330th Street.

SURVEY: Tracts 4, 5 & 6 will be surveyed prior to the auction, and their boundaries will be staked before the Auction. If Tracts 1 & 2 sell separately, the west boundary line between them will be marked. 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.