

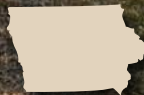
THURSDAY, DEC 18 | 10:00 AM

BOYD COMMUNITY BUILDING | SHELL ROCK, IOWA

BUYERS CHOICE AUCTION

BUTLER COUNTY

ACRES **240.00** M/L



THREE TRACTS

TRAVIS SMOCK 319.361.8089
Travis.Smock@PeoplesCompany.com
IA LIC S62642000

PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS
LISTING 18759

TRACT 1 - 80 ACRES M/L



Tract 1 consists of 80.00 acres m/l with 79.29 FSA Cropland acres carrying a CSR2 of 88.6. The primary soil types on this nearly 100% tillable tract are Kenyon loam, Clyde-Floyd complex, and Readlyn silt loam. There are two parcels included with this tract, creating the potential for a future building site. Extensive pattern tiling encompasses most of the tract. Tract 1 is located in Section 1 of Jefferson Township, along the east side of Ridge Avenue.

TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
● 83B	Kenyon loam	36.14	45.58 %	90
● 391B	Clyde-Floyd complex	25.12	31.68 %	87
● 399	Readlyn silt loam	9.38	11.83 %	91
● 83C2	Kenyon loam	7.03	8.87 %	84
● 198B	Floyd loam	0.91	1.15 %	89
● 84	Clyde silty clay loam	0.71	0.90 %	88

AVERAGE IA CSR2 : 88.6



AUCTION DETAILS & TERMS

Butler County Land Auction
240 Acres M/L (Offered in Three Tracts)
Thursday, December 18th, 2025 at 10:00 AM

Auction Location:
Boyd Community Building
303 South Cherry Street
Shell Rock, Iowa 50670

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction.

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 three tracts will be offered via Public Auction and will take place at 10:00 AM at the Boyd Community Building in Shell Rock, Iowa. The three farmland tracts will be sold on a per-acre basis and offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take one, two, or any combination of tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all farmland tracts have been purchased and

TRACT 2 - 80 ACRES M/L



Tract 2 consists of 80.00 acres m/l with approximately 74.99 FSA cropland acres carrying a CSR2 of 84.9. Of the cropland acres, approximately 71.33 acres are currently in row crop production with an additional 3.66 acres m/l enrolled into a CP21 filter strip CRP contract paying \$300/acre (estimated \$1,098 annually) and expiring in 2032. The primary soil types are Floyd, Kenyon, and Clyde silty clay loams. This tract has new pattern tiling and has had extensive recent cleanup. Tract 2 is located in Section 1 of Jefferson Township, along the east side of Ridge Avenue and the north side of 230th Street.

TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
● 198B	Floyd loam	17.41	24.41 %	89
● 83B	Kenyon loam	13.95	19.56 %	90
● 84	Clyde silty clay loam	12.70	17.81 %	88
● 391B	Clyde-Floyd complex	10.38	14.56 %	87
● 83C2	Kenyon loam	9.59	13.45 %	84
● 177B	Saude loam	5.88	8.25 %	55
● 135	Coland clay loam	1.40	1.96 %	65

AVERAGE IA CSR2 : 84.8



removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through a Virtual Online Auction option with online bidding available.

Trustee:

Joan Rice

First Bank Wealth Management & Trust
602 Main Street, Cedar Falls, IA 50613

Representing Attorney:

Mark Rolinger

Redfern Mason Larsen & Moore PLC
415 Clay Street, Cedar Falls, IA 50613

Farm Program Information: Farm Program Information is provided by the Butler County Farm Service Agencies. 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 Butler 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 Redfern, Mason, Larsen & Moore, PLC Trust Account.

Closing: Closing will occur on or before Wednesday, February 3rd, 2026. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer. Closing will be facilitated by Redfern, Mason, Larsen & Moore, PLC.

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

Farm Lease: The lease has been terminated, and the farms are open to farm for the 2026 crop season.

TRACT 3 - 80 ACRES M/L



Tract 3 consists of 80.00 acres m/l with approximately 78.90 cropland acres carrying a CSR2 of 86.5. Of the cropland acres, approximately 78.52 acres are currently in row crop production with an additional 0.38 acres m/l enrolled into a CP21 filter strip CRP contract paying \$300/acre (estimated \$114 annually) and expiring in 2032. The primary soil types are Kenyon loam, Clyde-Floyd complex, and Floyd loam. Pattern tiling was added to the northern portion of this tract in 2020. Tract 3 is located in Section 1 of Jefferson Township, along the north side of 230th Street.

TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
83C2	Kenyon loam	19.32	24.61 %	84
391B	Clyde silty clay loam	18.55	23.63 %	87
198B	Floyd loam	16.10	20.51 %	89
84	Clyde silty clay loam	11.83	15.07 %	88
83B	Kenyon loam	7.05	8.98 %	90
178	Waukee	2.98	3.80 %	69
399	Readlyn silt loam	2.62	3.34 %	91
135	Coland clay loam	0.06	0.08 %	65

AVERAGE IA CSR2 : 86.5



Improvements/Buildings/Personal Property: All improvements will be conveyed in their current "As is - Where is" condition. The new owner will be responsible for removing any personal property left on the premises at closing, with the exception of the farm tenant's grain and equipment.

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, which can accept or reject any and all bids. 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. The 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.

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BUYERS CHOICE AUCTION

Butler County, Iowa Land Auction - Peoples Company is proud to represent the Glenda S. Timmer Revocable Trust in the sale of 240 contiguous acres located south of Clarksville, Iowa. The property will be sold via public auction on Thursday, December 18th, at 10:00 AM at the Boyd Community Building in Shell Rock, Iowa. The land will be offered as three 80 acre tracts, and is comprised of 233.18 FSA cropland acres with an average CSR2 rating of 86.7. The farm has been professionally managed with excellent yield and fertility history, and extensive pattern tiling has recently been added.

Tract 1: 80.00 acres m/l, estimated 79.29 FSA cropland acres with CSR2 of 88.6

Tract 2: 80.00 acres m/l, estimated 74.99 FSA cropland acres with CSR2 of 84.9

Tract 3: 80.00 acres m/l, estimated 78.90 FSA cropland acres with CSR2 of 86.5

18
DECEMBER

10:00 AM

The auction on Thursday, December 18th, will be sold through the "Buyers' Choice Auction Method" as three tracts on a price-per-acre basis. The high bidder may take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. The live auction will be available for viewing and bidding through our mobile bidding app for those who are unable to attend.

Do not miss the opportunity to own this premium, investment-grade farm in a prime location just off Highway 3 near Clarksville and Shell Rock. The area is known for high-quality land, exceptional farm operators, and has multiple low-basis grain outlets, including the POET ethanol plant, less than 5 miles away. The farm is situated along Ridge Avenue and 230th Street in Section 1 of Jefferson Township, Butler County, Iowa.



DIRECTIONS

From Clarksville: Head south on South Main Street until it turns into Highway 188. Travel for 2 miles to the T intersection with Highway 3. Head west on Highway 3 for 1.5 miles to Ridge Avenue. Travel south for 1.5 miles, and the farm will be on the east side of Ridge Avenue with additional road frontage along 230th Street.

From Shell Rock: Travel west on Highway 3 for 6.85 miles to Ridge Avenue. Head south for 1.5 miles, and the farm will be on the east side of Ridge Avenue with additional road frontage along 230th Street.



2300 Swan Lake Boulevard, Ste 300
Independence, IA 50644



PeoplesCompany.com
Listing #18759

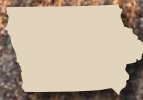


SCAN THE QR CODE
TO THE LEFT WITH
YOUR PHONE CAMERA
TO VIEW THIS
LISTING ONLINE!

Designed by Kevin Guerrero

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BUTLER COUNTY

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