

BUENA VISTA COUNTY IOWA FARMLAND AUCTION

264.18 ^{ACRES}
_{M/L}
OFFERED AS 3 TRACTS

Thursday, January 8th, 2026 at 10:00 AM CST

Allee American Legion Building | 108 S Fulton Street | Newell, IA 50568



MATT ADAMS

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ANDREW ZELLMER, ALC

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TRACT ONE | 72.80 ACRES M/L

Tract 1 consists of 72.80 gross acres m/l with an estimated 70.24 FSA cropland acres and a CSR2 soil rating of 83.8. Prominent soil types include highly productive Canisteo clay loam, Nicollet clay loam, and Clarion loam. Access to the farm is from County Hwy M54 / 600th Street. The tract is located northeast of Newell, Iowa in Section 4 of Newell Township, Buena Vista County, Iowa. Farming rights are available for the 2026 growing season.

County drainage tile is located on the farm, with tile sizes ranging from 12" to 18" in diameter. Water is drained west off the farm and outlets into Drainage Ditch No. 1 in the next section over. The farm lies within Drainage District No. 59.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
507	Canisteo clay loam	39.44	56.14 %	84
55	Nicollet clay loam	14.52	20.67 %	89
138B	Clarion loam	10.77	15.34 %	89
6	Okoboji silty clay loam	5.51	7.85 %	59

AVERAGE CSR2: 83.8



Listing #18733

PeoplesCompany.com

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PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

TRACT TWO | 117.20 ACRES M/L

Tract 2 consists of 117.20 gross acres m/l with an estimated 115.16 FSA cropland acres and a CSR2 soil rating of 84.8. Prominent soil types include highly productive Canisteo clay loam, Nicollet clay loam, and Clarion loam. Access to the farm is from 600th Street. The tract is located northeast of Newell, Iowa in Section 4 of Newell Township, Buena Vista County, Iowa. Farming rights are available for the 2026 growing season.

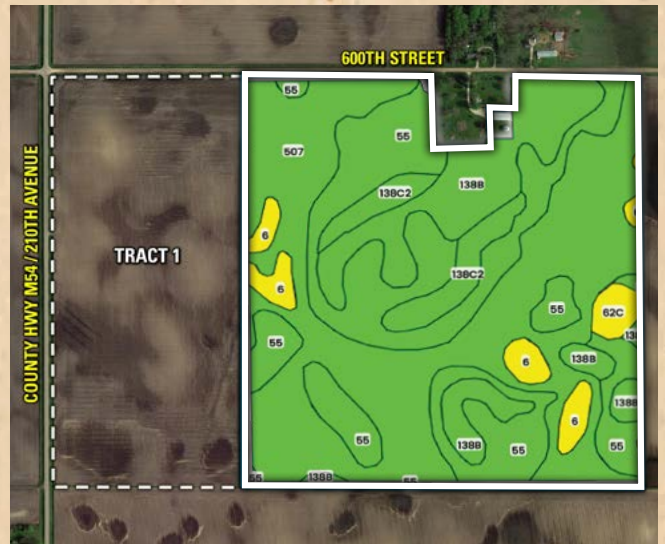
County drainage tile is located on the farm, with sizes ranging from 12" to 18" in diameter. Water is drained west off the farm and outlets into Drainage Ditch No. 1 in the next section over. The farm lies within Drainage District No. 59.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
507	Canisteo clay loam	48.28	41.92 %	84
55	Nicollet clay loam	36.26	31.49 %	89
138B	Clarion loam	17.13	14.87 %	89
138C2	Clarion loam	6.26	5.44 %	83
6	Okoboji silty clay loam	5.57	4.83 %	59
62C	Storden loam	1.67	1.45 %	64

AVERAGE CSR2: 84.8



COUNTY TILE MAP

**NEWELL TOWNSHIP
BUENA VISTA COUNTY, IOWA
DRAINAGE DISTRICTS #59 & #20**

- County Tile, Various Sizes
- Tile Outlet

**All lines are only approximate*

TRACT THREE | 74.18 ACRES M/L

Tract 3 consists of 74.18 acres m/l with 71.00 FSA cropland acres and a CSR2 soil rating of 83.0. Prominent soil types include highly productive Clarion loam, Nicollet clay loam, and Canisteo clay loam. Access to the farm is from 610th Street. The tract is located northeast of Newell, Iowa in Section 3 of Newell Township, Buena Vista County, Iowa. Farming rights are available for the 2026 growing season.

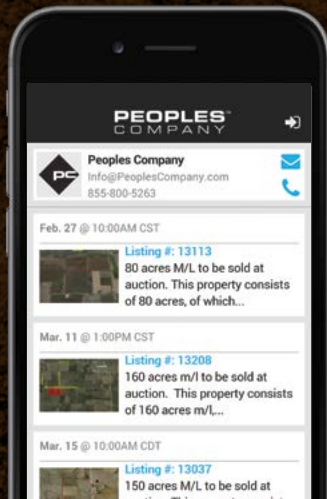
Drainage Ditch No. 20 lies on the farm, and county tile mains outlet into the open ditch. The farm lies within Drainage District No. 20, Subdistrict 1 and water on the farm outlets into the open ditch and flows west off the farm.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
138B	Clarion loam	29.29	41.25 %	89
55	Nicollet clay loam	21.88	30.82 %	89
507	Canisteo clay loam	11.87	16.72 %	84
34B	Estherville sandy loam	4.98	7.01 %	27
6	Okoboji silty clay loam	1.81	2.55 %	59
138C2	Clarion loam	1.17	1.65 %	83

AVERAGE CSR2: 83



Not able to make it to the live auction but still want to bid? No problem!

Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



SCAN THE QR CODE
TO VIEW THIS
LISTING ONLINE!

Buena Vista County, Iowa Farmland Auction - Mark your calendars for Thursday, January 8th at 10 AM! Peoples Company is pleased to be representing the Merlyn Bonde Family in the sale of their Buena Vista County, Iowa farmland portfolio consisting of 264.18 acres m/l. The farms will be sold as three individual tracts of 72.80 acres m/l, 117.20 acres m/l, and 74.18 acres m/l. These highly tillable farms would make for great add-on tracts to an existing farming operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation. Located northeast of Newell, Iowa, in Sections 3 and 4 of Newell Township, Buena Vista County, Iowa.

AUCTION TERMS & CONDITIONS

The Merlyn Bonde Family Farm LLC
264.18 Acres M/L, 256.40 FSA Cropland Acres
Offered as Three Tracts
Thursday, January 8th, 2026 at 10:00 AM CST

Seller: The Merlyn Bonde Family

Auction Location:
Allee American Legion Building
108 S Fulton Street
Newell, Iowa 50568

Tract 1: 72.80 acres m/l, 70.24 estimated FSA cropland acres
Tract 2: 117.20 acres m/l, 115.16 estimated FSA cropland acres
Tract 3: 74.18 acres m/l, 71.00 FSA cropland acres

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 Thursday, January 8th, 2026 at 10:00 AM at the Allee American Legion Building in Newell, Iowa. All tracts will be offered on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, any or all tracts for their high bid. The "Buyer's Choice" auction will continue until all 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.

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.

Farm Program Information: Farm Program Information is provided by the Buena Vista 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 Buena Vista County FSA and NRCS offices.

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.

Closing: Closing will occur on or before Wednesday, February 25th, 2026. 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 farm lease has been terminated, and farming rights 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 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.

Tract Boundaries: Should Tract 1 and Tract 2 sell separately, the Seller will mark the boundary at the Seller's expense before closing.

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.



12119 Stratford Drive
Clive, IA 50325



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BUENA VISTA COUNTY IOWA FARMLAND AUCTION

DIRECTIONS

To Tract 1 - From Newell, Iowa: Travel north on County Hwy M54 for 2.5 miles. The farm will be located on the east side of the road at the intersection of County Hwy M54 and 600th Street. Look for Peoples Company signage.

To Tract 2 - From Newell, Iowa: Travel north on County Hwy M54 for 2.5 miles. Turn right (east) onto 600th Street. Travel east for 0.25 miles on 600th Street. The farm will be located on the south side of 600th Street. Look for Peoples Company signage.

To Tract 3 - From Newell, Iowa: Travel north on County Hwy M54 for 1.5 miles until reaching 610th Street. Turn right (east) on 610th street and travel east for 1.5 miles. The farm will be located on the north side of 610th Street. Look for Peoples Company signage.



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