

IOWA FARMLAND AUCTION

# Monroe County

**303.74**  
ACRES M/L

**THURSDAY, JUNE 11, 2026** ✦ **10:00 AM**

MELROSE COMMUNITY BUILDING | 101 KELLS AVENUE | MELROSE, IOWA 52569

**Andrew Zellmer** IA LIC S61625000  
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515.423.9235 | MATT@PEOPLES COMPANY.COM

*Offered in Two Tracts* ✦

IOWA FARMLAND AUCTION

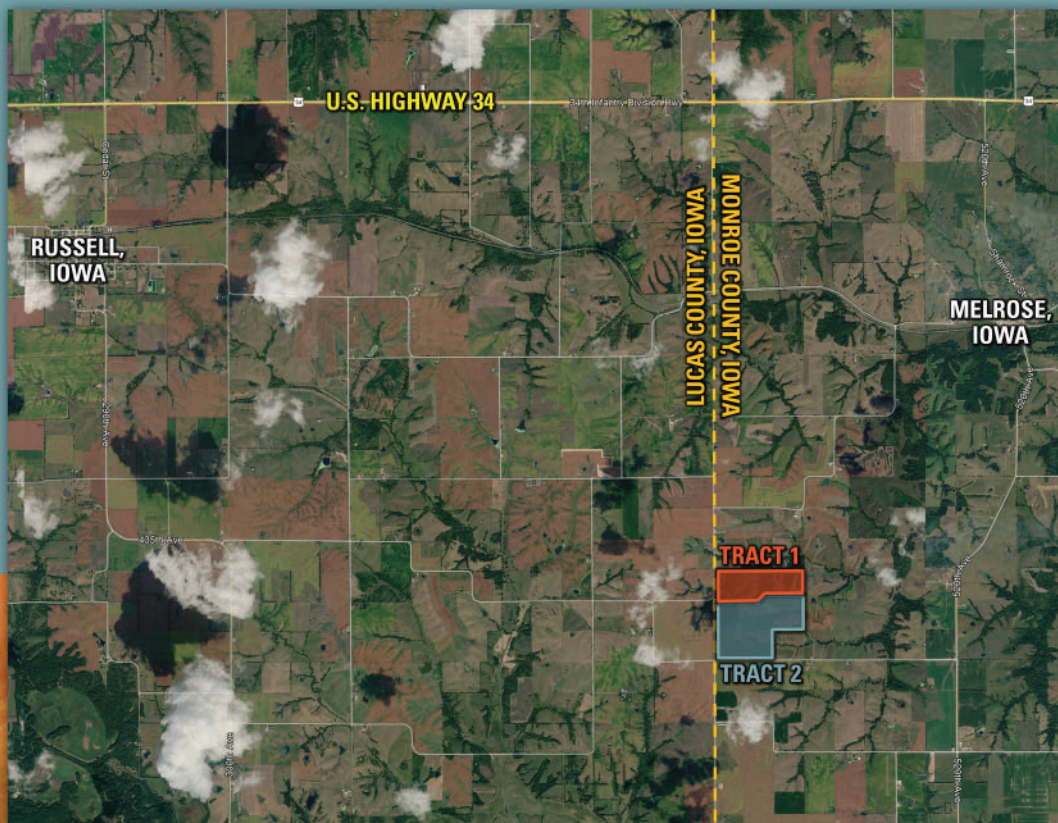
# Monroe County

Monroe County, Iowa Farmland Auction – Mark your calendars for Thursday, June 11, 2026, at 10:00 AM CST! Peoples Company is pleased to represent the Merna J Rusk Estate in the sale of 303.74 acres m/l in Monroe County, Iowa. This property will be offered in two tracts, providing a unique opportunity to acquire a premier recreational hunting farm alongside a large, contiguous, highly productive tillable farm - all in one auction setting.

TRACT 1: 112.43 ACRES M/L (TO BE SURVEYED) | ESTIMATED 49.64 FSA CROPLAND ACRES M/L | CSR2 SOIL RATING OF 45.6

TRACT 2: 191.31 ACRES M/L (TO BE SURVEYED) | ESTIMATED 181.80 FSA CROPLAND ACRES M/L | CSR2 SOIL RATING OF 55.7

As a whole, the farm consists of 231.44 FSA cropland acres with 213.30 acres currently in row crop production. Tract 1 offers an exceptional recreational opportunity, located in Iowa's renowned Zone 5, widely recognized as one of the premier whitetail hunting regions in the country. With a strong mix of habitat, thick cover, food plot opportunities, and natural travel corridors, this tract presents outstanding potential for both seasoned hunters and outdoor enthusiasts. Tract 2 provides a rare chance to acquire a large, contiguous block of high-quality tillable farmland in an area where such opportunities are increasingly limited. Whether expanding an existing operation or securing a long-term investment, this tract offers both productivity and scale. Together, these tracts deliver outstanding versatility - appealing to investors, operators, and recreational buyers alike - allowing for strategic acquisition of one or both assets.



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**PC** PEOPLES  
COMPANY  
INTEGRATED LAND SOLUTIONS

# Tract One

Tract 1 is located in Iowa's highly sought-after "Zone 5", along the Monroe County / Lucas County line, an area widely recognized as one of the premier trophy whitetail regions in the entire country. This 112.43-acre m/l tract is built to hunt. A series of rolling tillable ridges cascade into deep, timbered draws, naturally creating the kind of pinch points, funnels, and secluded bedding areas that consistently hold and move mature bucks during daylight hours. The layout offers the exact ingredients serious hunters look for with cover, food, and topography all working together.

The farm offers multiple access points from the west and south, and options to create access from the north, allowing entry and exit routes for multiple wind directions or hunting setups. The 49.64 estimated FSA cropland acres provide both income and opportunity. The new owner can continue leasing for an annual return or take control and convert key areas into destination food plots. The farm lays out perfectly for staging plots, kill plots, and late-season food sources, positioned to pull deer into predictable patterns. With strategic stand and blind placement, this is a farm that can be hunted effectively from early October through late season. Abundant deer and turkey signs already exists on the property, and with a focused approach to habitat and food plot improvements, this property has the potential to quickly evolve into a true top-tier hunting farm.

A 6-acre clearing in the northwest corner offers established access and an ideal setup for a cabin or camper site, giving you a private basecamp right on the farm. Spend your mornings in the stand and your evenings around a fire without ever leaving the property. Located just 2 miles northeast of Lake Rathbun, this tract also benefits from proximity to one of Iowa's top outdoor destinations, adding fishing, boating, and year-round recreational appeal.



COUNTY ROAD S63 & 430TH LANE, MELROSE, IOWA 52569

#### TRACT 1 FARM LEASE:

The farm is leased for the 2026 farming season, and an early lease termination has been agreed upon with the current farm lease terminating on Thursday, December 31, 2026, or upon removal of all crops from the property, whichever occurs first. The second half rental payment for Tract 1 is due to the new Buyer(s) on or before September 1, 2026. Please reach out to the Listing Agents for more details.



FROM ALBIA, IOWA: Travel west on US Highway 34 for 15.3 miles until reaching 500th Avenue/ County Line Road. Turn left (south) onto 500th Avenue/County Line Road and travel south for 1.5 miles until reaching Bluegrass Road. Turn right (west) onto Bluegrass Road and travel west/southwest for 1.25 miles until reaching 332nd Avenue. Turn left (south) onto 332nd Avenue and travel south for 1 mile until reaching 440th Street. Turn left (east) onto 440th Street and travel east for 0.75 miles until reaching County Road S63. Turn right (south) onto County Road S63 and travel south for 1 mile. The farm will be located on the east side of County Road S63. Look for the Peoples Company signage.





# Tract Two

Tract 2 presents as 191.31 acres m/l of productive Monroe County farmland in an area where large, contiguous tracts of tillable ground are a rarity. This gently rolling farm offers 181.80 estimated FSA cropland acres classified as a combination of NHEL (Non-Highly Erodible Land) and HEL (Highly Erodible Land) and features dependable Grundy silty clay loam soils with an average CSR2 rating of 55.7 for consistent row crop yields and cash rent potential. Fingered, timber lined draws through the farm's south half add recreational appeal. Access is from the west off of County Road S63 / 500th Avenue and from the south from 255th Street. Located southwest of Melrose, Iowa, in Sections 18 & 19 of Jackson Township in Monroe County, Iowa.

## COUNTY ROAD S63 & 255TH STREET, MELROSE, IOWA 52569

FROM ALBIA, IOWA: Travel west on US Highway 34 for 15.3 miles until reaching 500th Avenue/ County Line Road. Turn left (south) onto 500th Avenue/County Line Road and travel south for 1.5 miles until reaching Bluegrass Road. Turn right (west) onto Bluegrass Road and travel west/southwest for 1.25 miles until reaching 332nd Avenue. Turn left (south) onto 332nd Avenue and travel south for 1 mile until reaching 440th Street. Turn left (east) onto 440th Street and travel east for 0.75 miles until reaching County Road S63. Turn right (south) onto County Road S63 and travel south for 1 mile. The farm will be located on the east side of County Road S63. Look for the Peoples Company signage.

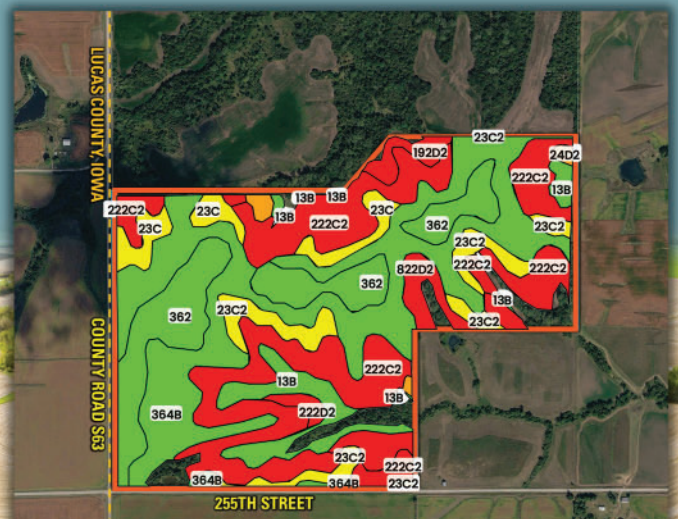
### TRACT 2 FARM LEASE:

The farm is leased for the 2026 farming season, and an early lease termination has been agreed upon with the current farm lease terminating on Thursday, December 31, 2026, or upon removal of all crops from the property, whichever occurs first. The second half rental payment for Tract 2 is due to the new Buyer(s) on or before September 1, 2026. Please reach out to the Listing Agents for more details.

## TILLABLE SOILS MAP

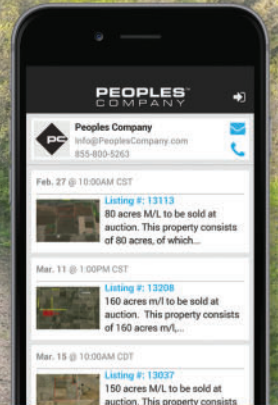
CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
364B	Grundy silty clay loam	55.16	30.34%	72	
222C2	Clarinda silty clay loam	53.55	29.46%	28	
362	Haig silty clay loam	26.96	14.83%	83	
23C2	Arispe silty clay loam	12.22	6.72%	62	
13B	Olmitz-Colo-Vesser complex	11.23	6.18%	82	
23C	Arispe silty clay loam	7.97	4.38%	66	
822D2	Lamoni clay loam	7.10	3.90%	11	
192D2	Adair clay loam	2.91	1.60%	9	
222D2	Clarinda silty clay loam	2.77	1.52%	8	
24D2	Shelby clay loam	1.59	0.87%	48	
222C	Clarinda silty clay loam	0.34	0.19%	31	
WEIGHTED AVERAGE:				55.7	

**55.7**  
CSR2



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powered by BidWrangler! You can  
access the app online, but it works  
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# THURSDAY, JUNE 11, 2026 ✦ 10:00 AM

MELROSE COMMUNITY BUILDING | 101 KELLS AVENUE | MELROSE, IOWA 52569

## TERMS & CONDITIONS

**THE MERNA J RUSK ESTATE**  
303.74 GROSS ACRES M/L | 231.44 FSA CROPLAND ACRES

**SELLER:** The Merna J Rusk Estate

**AUCTION LOCATION:**

Melrose Community Building  
101 Kells Avenue Melrose, Iowa 52569

**TRACT 1:** 112.43 gross acres m/l | 49.64 FSA cropland acres m/l | CSR2 soil rating of 45.6

**TRACT 2:** 191.31 gross acres m/l | 181.80 FSA cropland acres m/l | CSR2 soil rating of 55.7

**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, June 11, 2026, at 10:00 AM at the Melrose Community Center in Melrose, 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.

**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 Monroe 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 Monroe 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 Peoples Company Trust Account.

**CLOSING:** Closing will occur on or before Friday, July 24, 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 Tenant's Rights.

**FARM LEASE:** The farms are leased for the 2026 farming season, and an early lease termination has been agreed upon with the current farm lease terminating on Thursday, December 31, 2026, or upon removal of all crops from the property, whichever occurs first. The second half rental payment for all of the farms is due to the new Buyer(s) on or before September 1, 2026. Please reach out to the Listing Agents for more details.

**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.

**SURVEYS:** Surveys will be provided for both Tracts 1 and 2. The gross surveyed acres will be the multiplier at the auction.

**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.

**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.

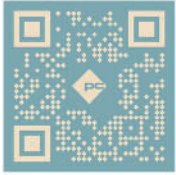
SELLER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BIDS.



1108 S. 44TH STREET, SUITE 102  
CUMMING, IA 50061



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