

UPCOMING LAND AUCTION

CERRO GORDO

COUNTY, IOWA

THURSDAY, NOVEMBER 5, 2026 AT 10:00 AM

ROCKFORD COMMUNITY CENTER | 206 W MAIN AVENUE | ROCKFORD, IA 50468



320.56

ACRES M/L | OFFERED AS THREE TRACTS

TRACT 1: 143.58 ACRES M/L | TRACT 2: 130.86 ACRES M/L | TRACT 3: 46.12 ACRES M/L



CHASE DUESENBERG IA LIC S65470000
641.529.0562 | Chase@PeoplesCompany.com

LISTING #19826

UPCOMING LAND AUCTION

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COUNTY, IOWA

THURSDAY, NOVEMBER 5, 2026 AT 10:00 AM

ROCKFORD COMMUNITY CENTER | 206 W MAIN AVENUE | ROCKFORD, IA 50468

Cerro Gordo County, Iowa Land Auction - Mark your calendars for Thursday, November 5th, 2026! Peoples Company is honored to represent the sale of 320.56 surveyed acres west of Rockford, Iowa. The land will be sold as three individual tracts through the Buyer's Choice Auction Method, to be held at 10:00 AM at the Rockford Community Center in Rockford, Iowa.

Tract 1: 143.58 surveyed acres with 80.87 FSA cropland acres carrying a CSR2 of 56.7, and 22 acres m/l of well-maintained pasture.

Tract 2: 130.86 surveyed acres with 126.69 FSA cropland acres carrying a CSR2 of 51.4.

Tract 3: 46.12 surveyed acres with 38 acres m/l of well-maintained pasture, and 7.74 FSA cropland acres with a CSR2 rating of 34.4.

These tracts are located in a strong farming community with several grain marketing outlets nearby. They would be a great add-on to an existing farm operation, an affordable tract for a beginning farmer, or a smart investment for the buyer looking to diversify their portfolio. All tracts are located in Section 14 of Owen Township, Cerro Gordo County, Iowa. All existing leases have been terminated, allowing possession for the 2027 crop and grazing season.

The farms will be offered via a live Public Auction that will take place at 10:00 AM CST on Thursday, November 5th, 2026, at the Rockford Community Center, 206 W Main Avenue, Rockford, IA 50468. The land will be sold as three individual tracts using the "Buyer's Choice" auction method on a price-per-acre basis, and the high bidder can take, in any order, one or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all three tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through the Peoples Company mobile bidding app, and online bidding will be available.

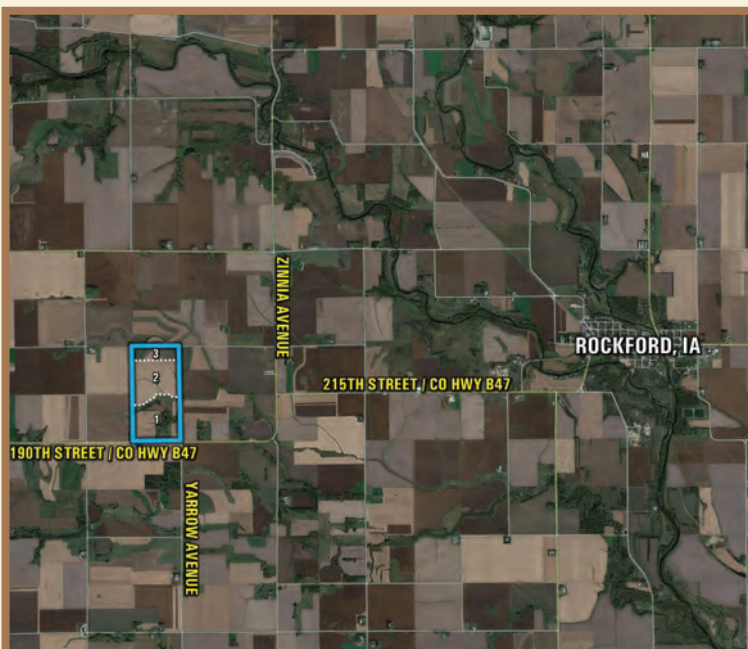
DIRECTIONS

From Rockford, Iowa: Travel west out of town on W Main Avenue for .5 miles until reaching 8th Street SW. Turn left (south) on 8th Street SW for .5 miles, following the curve west onto 215th Street/County Highway B47 for 3 miles until reaching Zinnia Avenue. Turn left (south) on Zinnia Avenue for .5 miles, following the curve around west on 190th Street / County Highway B47 for 1.3 miles. Tract 1 will be located on the north side of 190th Street/County Highway B47, marked with a Peoples Company sign.



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TRACT ONE

143.58 SURVEYED ACRES

Tract 1 consists of 143.58 surveyed acres and offers a diverse combination of productive farmland, pasture, and recreational opportunities. Tract 1 includes 80.87 FSA cropland acres with a CSR2 rating of 56.7, featuring predominantly Ripon silt loam and Mottland loam soils. In addition to the cropland, the property includes approximately 22 acres m/l of well-maintained pasture, complete with high-tensile perimeter fencing, quality gates, and a creek bed flowing through the property. The balance of the farm consists of hardwood timber and a 1-acre shallow pond, offering exceptional hunting and outdoor recreational opportunities.

This tract is not located in a County Drainage District, but private tile has been installed. Farm improvements include two steel utility buildings, 2,560 sq/ft measuring 32' by 80' built in 1973, and 1,600 sq/ft measuring 32' by 50' built in 1976, and three older grain bins.

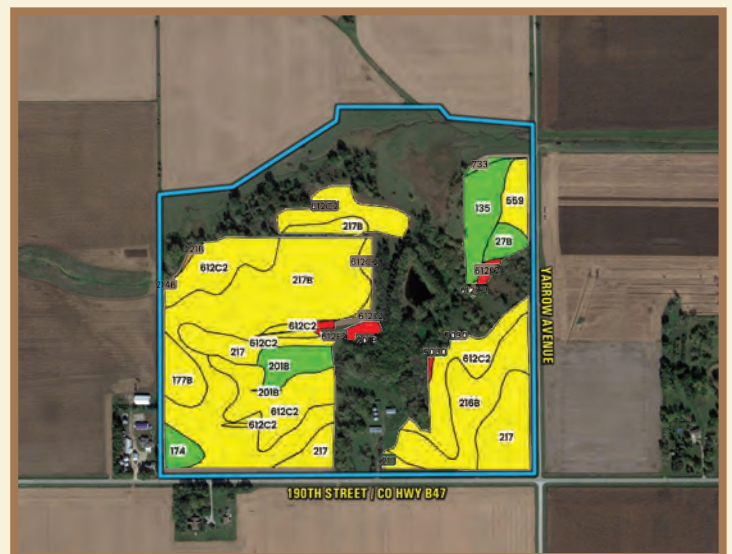
The tract has great access to paved 190th Street/ County Highway B47, with several competing grain marketing options located nearby. All existing leases have been terminated, allowing possession for the 2027 crop and grazing season. Tract 1 is located in Section 14 of Owen Township, Cerro Gordo County, Iowa.

IMPROVEMENTS

Dwellings, buildings, and grain bins will be sold "As Is, Where Is". The buyer will be responsible for the cost of any improvements, replacements, or repairs.



Code	Description	Acres	% of Field	CSR2	
217B	Ripon silt loam	25.06	30.99%	57	
612C2	Mottland loam	22.71	28.09%	50	
217	Ripon silt loam	9.07	11.22%	62	
216B	Ripon silt loam	7.82	9.66%	53	
135	Coland clay loam	4.11	5.08%	76	
201B	Coland-Terril complex	2.70	3.34%	76	
177B	Saude loam	2.50	3.09%	55	
559	Talcot clay loam	1.95	2.41%	54	
612E2	Mottland loam	1.68	2.08%	21	
174	Bolan loam	1.37	1.69%	70	
27B	Terril loam	1.31	1.62%	87	
733	Calco silty clay loam	0.37	0.46%	78	
221B	Klossner muck	0.16	0.20%	48	
5030	Pits, limestone quarry	0.04	0.05%	--	
241B	Rockton loam	0.03	0.03%	47	
Average				56.7	

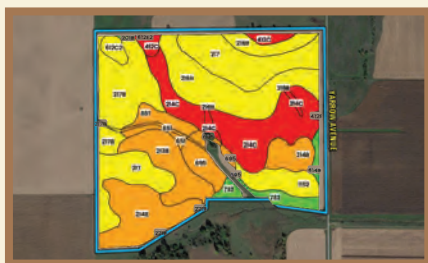


TRACT TWO

130.86 SURVEYED ACRES

Tract 2 consists of 130.86 surveyed acres with 126.69 FSA cropland acres carrying a CSR2 of 51.4. The primary soil types on this farm consist of Ripon silt loam and Rockton loam. This tract is not located in a County Drainage District, but private tile has been installed.

The tract has great access to paved 190th Street/ County Highway B47, with several competing grain marketing options located nearby. The farm lease has been terminated and will be available for the 2027 growing season. Tract 2 is located in Section 14 of Owen Township, Cerro Gordo County, Iowa.



Code	Description	Acres	% of Field	CSR2	
217	Ripon silt loam	21.69	17.12%	62	Yellow
214C	Rockton loam	20.33	16.04%	40	Red
216B	Ripon silt loam	20.02	15.80%	53	Yellow
214B	Rockton loam	16.92	13.36%	47	Orange
217B	Ripon silt loam	14.33	11.31%	57	Yellow
213B	Rockton loam	9.00	7.10%	49	Orange
1152	Marshlan clay loam	5.52	4.35%	54	Yellow
695	Tilfer silty clay loam	5.02	3.96%	46	Orange
651	Faxon silty clay loam	4.49	3.54%	46	Orange
733	Calco silty clay loam	3.76	2.96%	78	Green
Average				51.4	

TRACT THREE

46.12 SURVEYED ACRES

Tract 3 consists of 46.12 surveyed acres, including 38 acres m/l of well-maintained pasture featuring high-tensile perimeter fencing, quality gates, and a creek bed flowing through the property. The balance of the property includes 7.74 FSA cropland acres with a CSR2 rating of 34.4. Predominant soil types include Ripon silt loam and Emeline loam.

All existing leases have been terminated, allowing possession for the 2027 crop and grazing season. Tract 3 is located in Section 14 of Owen Township, Cerro Gordo County, Iowa.



Code	Description	Acres	% of Field	CSR2	
216B	Ripon silt loam	2.99	38.58%	53	Yellow
412C	Emeline loam	2.62	33.80%	7	Red
217	Ripon silt loam	1.10	14.19%	62	Yellow
612E2	Mottland loam	1.04	13.43%	21	Red
Average				34.4	

AUCTION TERMS & CONDITIONS

CERRO GORDO COUNTY, IOWA LAND AUCTION

320.56 Acres M/L (Offered in Three Tracts)

Thursday, November 5th, 2026, at 10:00 AM CST

AUCTION LOCATION

Rockford Community Center

206 W Main Avenue | Rockford, IA 50468

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 of the 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: 143.58 Surveyed Acres

Tract 2: 130.86 Surveyed Acres

Tract 3: 46.12 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 they are representing themselves in completing the auction sales transaction.

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

CLOSING Closing will occur on or before Wednesday, December 16th, 2026. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

POSSESSION Possession of the farm will be given at closing, subject to tenant's rights.

FARM LEASE All existing leases have been terminated, allowing possession for the 2027 crop and grazing 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.

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.

PEOPLES COMPANY.COM

LISTING #19826

CHASE DUESENBERG Land Agent
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1108 S. 44th Street, Suite 102
Cumming, IA 50061



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

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