

80 Acres M/L

**NO RESERVE ONLINE-ONLY
FARMLAND AUCTION**



Listing #18414

BIDDING ENDS WEDNESDAY, JULY 23, 2025 | 4 PM

TRAVIS SMOCK | IA LIC S62642000 | 319.361.8089

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Peoples Company is pleased to present 80 acres m/l of farmland located in Buchanan County, Iowa, just north of Troy Mills. This tract will be offered through an Absolute, No-Reserve Online-Only Auction. Bidding ends Wednesday, July 23rd, 2025, at 4:00 PM CDT. Don't miss this opportunity to bid your price on a quality piece of land in a tightly held area.

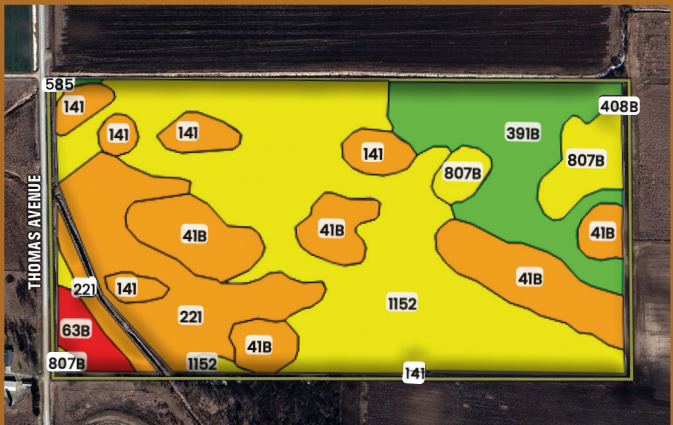


DIRECTIONS TO PROPERTY

From Troy Mills: Travel north out of town to Linn-Buchanan Road. Head west on Linn-Buchanan Road for one mile to Thomas Avenue. At Thomas Avenue, turn north and travel for 3/4 mile. The farm is located on the east side of the road.

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The farm consists of 80 acres m/l, including 78.31 FSA cropland acres with an average CSR2 rating of 55.5. It features road frontage along Thomas Avenue with great field access. The most prominent soil type, Marshan Clay loam, is known to produce crops well above its CSR2 level. The farm has been well cared for with tile added as needed over the years. Whether you're an investor looking for long-term value or an operator seeking an affordable addition to your portfolio, this Buchanan County farm offers the flexibility and potential you're looking for. The farm is leased for the 2025 growing season, and the second half lease payment will be given to the Buyer. The farm lease has been terminated, and the farmland will be open for the 2026 growing season.



TILLABLE SOILS

Code	Description	Acres	% of field	IA CSR2
1152	Marshan clay loam	32.66	41.70%	54
41B	Sparta loamy sand	12.96	16.55%	42
391B	Clyde-Floyd complex	11.14	14.22%	87
221	Klossner muck	10.85	13.85%	48
141	Watseka loamy fine sand	4.67	5.96%	48
807B	Schley variant sandy loam	4.23	5.40%	66
63B	Chelsea loamy fine sand	1.63	2.08%	19
585	Coland-Spinville complex	0.16	0.20%	70
408B	Olin sandy loam	0.02	0.03%	64
Average:				55.5

SCAN THE QR CODE
TO LEARN MORE!





2300 Swan Lake Boulevard, Suite 300
Independence, IA 50644



PeoplesCompany.com
Listing #18414



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AUCTION DETAILS & TERMS

Absolute NO RESERVE Online Only Auction in Buchanan County, IA.

Bidding Ends: Wednesday, July 23rd, 2025, at 4:00 PM Central Daylight Time (CDT).

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

Bidding is currently LIVE and will remain open until Wednesday, July 23rd, 2025, at 4:00 PM Central Daylight Time (CDT). A bid placed within 3 minutes of the scheduled close of either auction tract will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any kind of claim against Seller or Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

Auction Method: The farmland will be sold as one individual tract on a price-per-acre basis to the High Bidder.

Farm Program Information: Farm Program Information is provided by the Buchanan 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 Buchanan 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.

Closing: The closing will occur on or before Wednesday, September 3rd, 2025. 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 is leased for the 2025 growing season, and the second half lease payment, due November 1st, will be paid to the Buyer. The farm lease has been terminated, and the farm is open for the 2026 growing season. Contact Listing Agent for details.

Seller Attorney: Brian Eddy & Stephanie Sailer - Roberts & Eddy, PC - Independence, IA.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Roberts & Eddy PC the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

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. 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.