



WASHINGTON COUNTY

60.93 Acres M/L

FRIDAY, NOVEMBER 20, 2026 AT 10:00 AM

**WASHINGTON COUNTY FAIRGROUNDS - DALLMEYER HALL
611 HWY 1 | WASHINGTON, IOWA 52353**

WASHINGTON COUNTY IA

UPCOMING FARMLAND AUCTION | 60.93 ACRES M/L

LISTING #19736

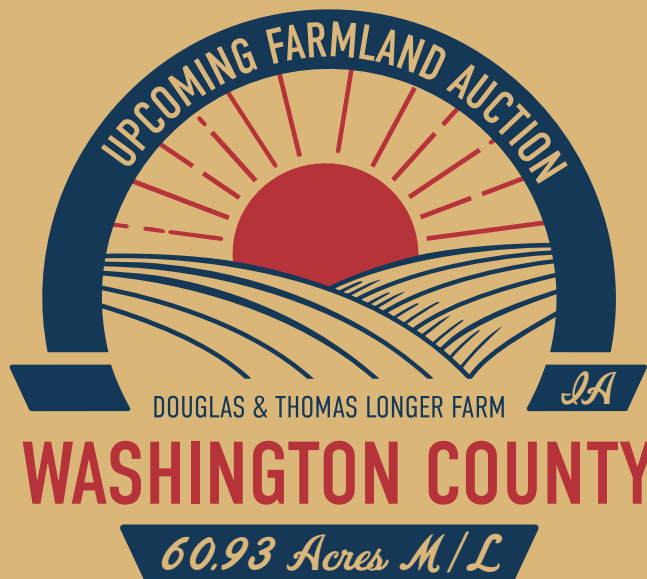
PEOPLES COMPANY.COM

Peoples Company is proud to present the Douglas and Thomas Longer Farm, consisting of 60.93 acres m/l of highly productive Washington County farmland, ideally located just south of Washington, Iowa. The farm will be offered at public auction beginning at 10:00 AM at Dallmeyer Hall on the Washington County Fairgrounds, with both live and online bidding available.

This highly tillable farm includes 60.15 FSA tillable acres m/l carrying an impressive CSR2 rating of 73.4, with an estimated 57.78 acres currently in row crop production and carrying a CSR2 rating of 73.1. Primary soil types include Mahaska silty clay loam, Nira silty clay loam, and Otley silty clay loam. Tile and terrace improvements have been made throughout the property, adding to the productivity and long-term value of this quality farmland tract. The farm lease has been terminated, giving the successful buyer the opportunity to farm the property or secure a tenant for the upcoming crop season. Frontage along paved Iowa Highway 1 and additional access from 270th Street provide excellent accessibility for today's farm equipment.

Located in Section 34 of Franklin Township, Washington County, Iowa, this farm should appeal to a wide range of buyers. Whether you're an established operator looking to expand your land base, a beginning farmer searching for a manageable and highly tillable tract, or an investor looking to acquire quality Iowa farmland, this property checks a lot of boxes. Its location just south of Washington also provides convenient access to multiple grain marketing outlets throughout the area.

Don't miss this opportunity to add a highly tillable, improved, and well-located Washington County farm to your operation or investment portfolio.



HIGHWAY 1 & 270TH STREET
WASHINGTON, IA 52353



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

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

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Tillable Soils

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
280	Mahaska silty clay loam	18.89	31.40%	94	—————
570B2	Nira silty clay loam	11.20	18.61%	78	—————
281C3	Otley silty clay loam	8.19	13.62%	74	—————
222D3	Clarinda silty clay loam	6.47	10.76%	8	—————
281B	Otley silty clay loam	5.94	9.87%	91	—————
571C2	Hedrick silt loam	3.80	6.32%	75	—————
222C3	Clarinda silty clay loam	2.37	3.94%	33	—————
281B2	Otley silty clay loam	1.76	2.93%	88	—————
93D3	Shelby-Adair clay loams	1.23	2.05%	32	—————
179D2	Gara loam	0.22	0.36%	36	—————
223C2	Rinda silty clay loam	0.09	0.15%	30	—————

Weighted Average: 73.4

Auction Terms & Conditions

SELLER: SELLER: DOUGLAS & THOMAS LONGER

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 farmland tract will be sold on a per-acre basis as a single tract and offered through the "Traditional Auction Method". This auction can also be viewed through a Virtual Online Auction option with online bidding available.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Washington 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 Washington 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 certified check or wire transfer. All funds will be held in the Peoples Company Trust Account.

CLOSING: Closing will occur on or before Tuesday, January 5, 2027. 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 farm will be given at closing, subject to tenants rights.

FARM LEASE: The farm lease has been terminated, and the farm will be 'open' for the 2027 crop season.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the winning bidder will enter into a real estate sales contract and deposit with Peoples Company 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.

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.

PROPERTY TAXES: All real estate taxes will be prorated between the Seller and Buyer to the date of closing.

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, Auction Company, or Seller. All bids will be on a per-acre basis. Auction 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 Auction Company. Overall tract acres, tillable acres, etc., may vary from the 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 are to be taken from the Abstract.

NOVEMBER 20, 2026 AT 10:00 AM

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611 HWY 1 | WASHINGTON, IOWA 52353



1108 S. 44th Street, Suite 102
Cumming, IA 50061

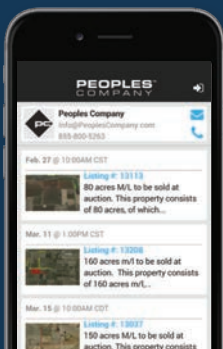
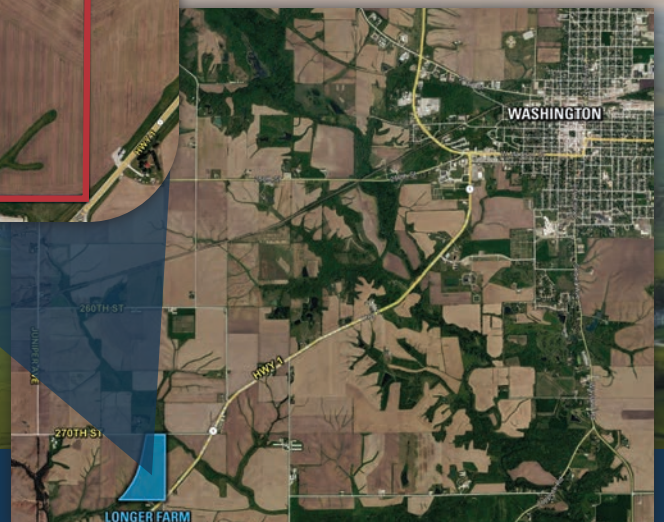


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Not able to make it to the live auction but still want to bid? No problem!

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.



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