

FRIDAY, NOVEMBER 6, 2026 AT 10:00 AM

Lee County, Iowa

FARMLAND AUCTION

89.88 ACRES M/L



Live Auction

The live public auction will be held at 10:00 AM at the Knights of Columbus Hall in Houghton, IA. Live and online bidding options will be available.

Riley Sieren

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LISTING #19816
 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

Peoples Company is proud to present 89.88 acres m/l located just outside of Houghton, Iowa, in Lee County. The live public auction will be held at 10:00 AM at the Knights of Columbus Hall in Houghton, Iowa. Live and online bidding options will be available.

This highly productive farm includes 74.43 FSA Cropland acres carrying an impressive CSR2 soil rating of 71.2. The farm lease has been terminated, making the tillable acres open for the 2027 cropping season. Numerous tile intakes can be seen throughout the property, and additional drainage tile has been installed over the years. No tile maps have been provided. There are 6.42 acres enrolled into CRP "Conservation Reserve Program" CP22 contract with an annual payment of \$379. This CRP contract is set to expire September 30th, 2029.

There is a 1900's 2,029 SF house on the property that is not currently livable. Dwellings will be sold "As Is, Where Is." The buyer will be responsible for the cost of any improvements, replacement, or repairs to the current septic/wastewater treatment system. The buyer will be required to sign a binding agreement with Lee County at Closing as part of the "Time of Transfer" requirement with the Ground Water Hazard Statement. This is an acknowledgment by the Buyer to either vacate/demolish or improve/update the current septic system per Iowa Law. Contact listing agents for further details.

Located in Section 19 of Marion Township, Lee County, Iowa, this property represents a great opportunity for a variety of buyers, whether you're looking to expand your existing operation, acquire a manageable and efficient tract as a beginning farmer, or invest in high-quality farmland in a strong agricultural region. The farm's prime location provides convenient access to multiple grain marketing facilities throughout the area.

Don't miss this rare opportunity to purchase a well-maintained, high-producing farm in the heart of Lee County, Iowa.



Lee County, Iowa Land Auction
89.88 Acres M/L
Friday, November 6th, 2026 at 10:00 AM

Auction Location:
Knights of Columbus Hall
413 Main Street
Houghton, Iowa 52631

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 Lee 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 Lee 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 or wire transfer. All funds will be held in the Peoples Company Trust Account.

Closing: Closing will occur on or before Friday, December 18th, 2026. 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 Tenant's Rights.

89.88 ACRES M/L

PeoplesCompany.com

Listing #19816



Tillable Soils

CODE	DESCRIPTION	ACRES	% OF	
			FIELD	CSR2
● 364B	Grundy silt loam	37.06	49.79 %	73
● 362	Haig silt loam	14.75	19.82 %	83
● 23C	Arispe silty clay loam	8.90	11.96 %	66
● 23C2	Arispe silty clay loam	4.92	6.61 %	62
● 223C	Rinda silt loam	4.17	5.61 %	37
● 131C2	Pershing silt loam	1.74	2.33 %	62
● 730B	Nodaway-Cantril complex	1.64	2.20 %	80
● 13B	Colo-Vesser complex	1.10	1.47 %	71
● 222C	Clarinda silty clay loam	0.15	0.20 %	31

AVERAGE: 71.2

Farm Lease: The farm lease has been terminated and will be open for the 2027 cropping season.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing. Final sale is Subject to Court Approval.

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.

Seller reserves the right to accept or reject any and all bids.



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.





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



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Listing #19816

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DIRECTIONS

From Houghton, Iowa, travel south out of town on 160th Avenue for approximately 1 mile. Turn east onto 130th Street and travel for approximately 1 mile. The farm will be located on the south side of the gravel road. Look for signs.



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SCAN FOR MORE
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