

Listing #18569

Auction Date and Time: Wednesday, October 29th, 2025 at 10:00 AM CST
Auction Location: Hardin County Fairgrounds | 301 11th Avenue | Eldora, IA 50627

Iowa Farmland Auction



HARDIN COUNTY

229.33 acres m/l Offered in Three Tracts

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Hardin County, Iowa Farmland Auction - Mark your calendars for Wednesday, October 29th, 2025!

Peoples Company is honored to represent the heirs of the Leona Vigers Estate in the sale of 229.33 acres m/l located southeast of Eldora, Iowa. The farmland will be sold as three individual tracts through the Buyer's Choice Auction Method, taking place at 10:00 AM CST at the Hardin County Fairgrounds in Eldora, Iowa.

Tract 1: 78.65 acres m/l with 75.46 FSA cropland acres; CSR2 soil rating of 88.7.

Tract 2: 80 acres m/l with 76.95 FSA cropland acres; CSR2 soil rating of 93.2

Tract 3: 70.68 acres m/l with 66.38 FSA cropland acres: CSR2 soil rating of 78.7

These high-quality farmland 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. The farmland acres are classified as HEL (Highly Erodible Land) with conservation systems being actively applied. The tracts are located Sections 23 and 26 in Eldora Township. The farm lease has been terminated, and the farming rights will be available for the 2026 growing season.

Three tracts will be offered via a live Public Auction that will take place at 10:00 AM CST on Wednesday, October 29th, 2025, at the Hardin County Fairgrounds, 301 11th Avenue, Eldora, Iowa. 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, two, or all three 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 Eldora, Iowa: Travel east out of town on State Highway 175 for 2 miles until reaching X Avenue. Turn right (south) on X Avenue and continue for 2 miles until reaching 260th Street. Tracts 1 and 2 are located at the intersection of X Avenue and 260th Street, Tract 3 is approximately .2 miles east on 260th Street. All tracts are marked with Peoples Company signs.

TRACT 1 | 78.65 ACRES M/L

Tract 1 consists of 78.65 acres m/l with 75.46 FSA cropland acres carrying a strong CSR2 soil rating of 88.7. The primary soil types on this tract are some of the best in Iowa, including Colo-Ely Complex, Dinsdale silty clay loam, Tama silty clay loam, and Muscatine silty clay loam. The cropland acres are classified as H&L (Highly Erodible Land) with a conservation system being actively applied. FSA records state the tract does not contain a wetland. Multiple improvements have been made, including waterways and terraces.

The farm lease has been terminated and will be available for the 2026 growing season. Tract 1 is located in Section 23 of Eldora Township, Hardin County, Iowa.

A survey has been completed to delineate the grain bin site from the tract. The bin site is not owned by the sellers and is not part of the tract.



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
377C2	Dinsdale silty clay loam	26.26	34.80 %	85
11B	Colo-Ely complex	15.00	19.88 %	91
120B	Tama silty clay loam	13.58	18.00 %	96
120C2	Tama silty clay loam	9.74	12.91 %	88
119B	Muscatine silty clay loam	6.78	8.99 %	95
119	Muscatine silty clay loam	3.17	4.20 %	96
133	Colo silty clay loam	0.92	1.22 %	77

88.7
CSR2

AUCTION DETAILS & TERMS

Hardin County, Iowa Land Auction
229.16 Acres M/L (Offered in Three Tracts)
Wednesday, October 29th, 2025 at 10:00 AM CST

Auction Location:
Hardin County Fairgrounds
301 11th Avenue
Eldora, IA 50627

Seller: Leona Vigars Estate

Representing Attorney: Michael A. Smith - Craig Smith & Cutler LLP

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.bidurangler.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: Tracts 1,2 & 3 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, two, or all three 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 2 | 80 ACRES M/L

Tract 2 consists of 80.0 acres m/l with 76.95 FSA cropland acres carrying an impressive CSR2 soil rating of 93.2. The primary soil types on this tract are some of the best in Iowa, including Tama silty clay loam, and Muscatine silty clay loam. The main soil types combine to average a CSR2 soil rating of 97.5 and cover just over 65% of the tract. The cropland acres are classified as HEL (Highly Erodible Land) with a conservation system being actively applied. FSA records state the tract does not contain a wetland. Multiple improvements have been made, including waterways and terraces. Some private tile is present, but the size, type, and amount are unknown.

The farm lease has been terminated and will be available for the 2026 growing season. Tract 2 is located in Section 26 of Eldora Township, Hardin County, Iowa. Tract 2 adjoins Tract 3, and they are currently being farmed together.



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
120B	Tama silty clay loam	32.55	42.31 %	95
119	Muscatine silty clay loam	18.04	23.44 %	100
377C2	Dinsdale silty clay loam	9.10	11.82 %	85
120C2	Tama silty clay loam	7.25	9.42 %	87
11B	Colo-Ely complex	6.31	8.20 %	86
118	Garwin silty clay loam	3.57	4.64 %	90
377D2	Dinsdale silty clay loam	0.13	0.17 %	62

93.2
CSR2

Tract 1: 78.65 Acres M/L
Tract 2: 80 Acres M/L
Tract 3: 70.68 Acres M/L

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 Hardin 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, wetland determinations, etc., are subject to change when the

farm is reconstituted by the Hardin 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 Monday, December 15th, 2025. 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: The farm lease has been terminated, and all tracts are open for the 2026 growing 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

TRACT 3 | 70.68 ACRES M/L

Tract 3 consists of 70.68 acres m/l with 66.38 FSA cropland acres m/l carrying a CSR2 soil rating of 78.7. The primary soil types on this tract consist of Colo-Ely Complex, Dinsdale silty clay loam, and Tama silty clay loam. The cropland acres are classified as HEL (Highly Erodible Land) with a conservation system being actively applied. FSA records indicate wetland determinations are not complete. Multiple improvements have been made, including waterways and terraces. Some private tile is present, but the size, type, and amount are unknown. Please note parcel number 871926100002 is subject to change when split from existing acreage site along with taxes. Contact agent for details.

The farm lease has been terminated and will be available for the 2026 growing season. Tract 3 is located in Section 26 of Eldora Township, Hardin County, Iowa. Tract 3 adjoins Tract 2, and they are currently being farmed together.

A survey has been completed to remove the existing acreage site and establish the creek channel as the east boundary. Parcel numbers and tax amounts are subject to change.



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
11B	Colo-Ely complex	25.59	38.54 %	86
377D2	Dinsdale silty clay loam	20.14	30.33 %	79
377C2	Dinsdale silty clay loam	14.50	21.84 %	82
120B	Tama silty clay loam	4.34	6.54 %	96
120C2	Tama silty clay loam	0.98	1.48 %	88
83E2	Kenyon loam	0.85	1.28 %	81
119	Muscataine silty clay loam	0.00	0.00 %	96

78.7
CSR2

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.

Survey: For Tract 1 a survey has been completed to delineate the grain bin site from the tract. The bin site is not owned by the sellers and is not part of Tract 1. For Tract 2 and Tract 3 a dividing boundary will be staked before the Auction. For Tract 3, a survey has been completed to remove the existing acreage site and establish the creek channel as the east boundary. The acreage site is not owned by the sellers and is not part of Tract 3. No additional surveying will be provided by the Sellers.

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, parcel numbers, taxes, 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. Exact legal descriptions will be taken from the abstract.

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



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18569



SCAN THE QR CODE
TO VIEW THIS LISTING
ONLINE!

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