

LISTING #18579



KEOKUK COUNTY ONLINE ONLY AUCTION

BIDDING IS LIVE AND ENDS FRIDAY, NOVEMBER 14, 2025 AT 5:00 PM



RILEY SIEREN

IA LIC S66739000 | 319.591.0111

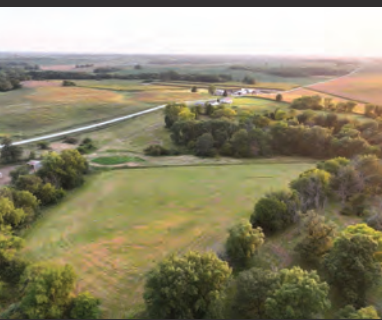
RILEY@PEOPLES COMPANY.COM

150 ACRES M/L

OFFERED IN TWO TRACTS

KEOKUK COUNTY ONLINE ONLY AUCTION

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Peoples Company is pleased to present 150.5 acres m/l for auction, located west of Sigourney, IA. This dynamic farm is offered as two tracts through a TIMED ONLINE ONLY AUCTION. **Bidding is now live and will close on Friday, November 14, 2025, at 5:00 PM CT.**

These farms offer the flexibility of owning income-producing acres through a combination of row crop production, CRP income, and livestock grazing opportunities. With cattle markets at historic highs, now is the time to put this land to work for you. The existing buildings, fencing, and infrastructure provide a turnkey setup ready for livestock or row crop use from day one.

Farm Lease: Notice of Termination of the lease has been sent to the Tenants. The current lease will terminate on March 1, 2026, and will be open for the 2026 cropping season.

Tract 1: 37.5 Acres m/l containing 10.51 FSA Cropland acres m/l carrying a CSR2 of 54.9.

Tract 2: 113 Acres m/l containing 75.76 FSA Cropland acres m/l carrying a CSR2 of 50.2

**Excluded Items include any misc. gates, feed bunks, creep feeders, bale rings, cow minerals, etc., that are not fixated to a building or the property.*

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TRACT I
37.5
ACRES M/L



DESCRIPTION TRACT I

Tract 1 consists of 37.5 acres m/l, featuring a well-equipped cattle setup with approximately 27.15 acres of fenced pasture, multiple sorting pens, and two automatic Cobett waterers ideal for livestock production.

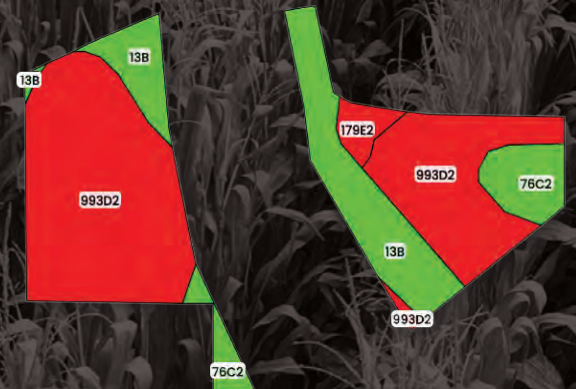
The balance of the tract includes 10.51 FSA cropland acres, with 4.26 acres enrolled in the Conservation Reserve Program (CRP). This CRP contract provides an annual payment of \$775.32 and is set to expire in 2030, offering supplemental income while maintaining conservation value. The balance is in hay/grass production.

Whether you're expanding a current livestock operation or establishing a new one, this farm offers the infrastructure, pasture, hay ground, and flexibility needed for efficient cattle management.

The acreage consists of a dilapidated home built in 1969. There is a well located on the north side of the house that currently feeds the automatic waterers. Rural water is also located at the gravel road that could be hooked up in the future.

TRACT I - TILLABLE SOILS

Code	Soil Description	Acres	% of Field	Legend	CSR2
993D2	Gara-Armstrong complex	6.72	63.90%		30
13B	Olmitz-Zook-Vesser complex	2.46	23.43%		71
76C2	Ladoga silty clay loam	1.02	9.71%		75
179E2	Gara day loam	0.31	2.95%		33
Average 44.1					





DESCRIPTION TRACT 2

Tract 2 consists of 113 acres m/l, featuring a diversified landscape including 32.98 acres m/l of fenced pasture & 75.76 Acres m/l of cropland benefitting from corn, soybeans, hay/alfalfa & CRP ideal for livestock production & income potential.

The tract includes 75.76 FSA cropland acres, with 17.89 acres enrolled in the Conservation Reserve Program (CRP). This CRP contract provides an annual payment of \$3,255.98 and is set to expire in 2030, offering supplemental income while maintaining conservation value. The balance is in row crop & hay production.

Whether you're expanding a current livestock operation or establishing a new one, this farm offers the infrastructure, pasture, hay ground, and flexibility needed for efficient cattle management.

On the south side of the farm along 210th Street, you will find a 33' X 75' Morton cattle building perfect for livestock. This building is equipped with an automatic waterer. This waterer is pulling water from a shared well with the owner of the acreage to the east. Currently, the owner is paying them for monthly water usage. There is also rural water located at the road if the new owner wishes to hook into rural water.

TRACT 2 - TILLABLE SOILS

Code	Soil Description	Acres	% of Field	Legend	CSR2
993D2	Gara-Armstrong complex	37.24	49.16%		30
76C2	Ladoga silty day loam	17.74	23.42%		75
13B	Olmitz-Zook-Vesser complex	12.05	15.91%		71
179E2	Gara clay loam	4.30	5.68%		33
993E2	Gara-Armstrong complex	3.82	5.04%		24
Average					46.9



AUCTION DETAILS & TERMS

Keokuk County, Iowa Land Auction

150.50 Acres M/L

Bidding Ends: Friday, November 14th, 2025, at 5:00 P.M.

ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

How to Bid: Open the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction click REGISTER TO BID. From there, you will need to create a bidder account. Once that is created you can bid on any of our Online Auctions.

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders will be accessing this auction online 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.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction.

Co-Brokers: Participating brokers must register the client 24 hours before the Auction date by filling out our Broker Registration Form.

Auction Method: This property will be offered as two individual tracts. All bids will be on a price-per-acre basis. A bid placed within 5 minutes of the scheduled close of the auction will extend bidding by 5 minutes until all bidding is completed. If you plan to bid, please register 24 hours before the auction date. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

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 Keokuk 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 Keokuk 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 the Peoples Company Trust Account.

Closing: Closing will occur on or about Wednesday, December 17th, 2025. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Possession: Possession will be granted at closing.

Farm Lease: The farm lease has been terminated, and the lease is open for the 2026 season.

Reserve: This tract is being sold with reserve. The final bid price is subject to seller confirmation.

Survey & Staking: No additional surveying or staking will be provided by the seller.

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 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 purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

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. 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 Auction Company.

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 during 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.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18579



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



DIRECTIONS

From Sigourney, IA, travel west on IA Hwy 92 for approximately 4 miles. Turn north onto 163rd Avenue and travel for 1 mile. Turn west onto 210th Street. The property will be located on the north side of the road. Look for signs.

KEOKUK COUNTY

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