

Listing 18631

FAYETTE COUNTY

Iowa

170.29

Acres M/L

THREE TRACTS



NOVEMBER 12 AT 10 AM

OELWEIN AMERICAN LEGION POST 9

108 1ST STREET SW OELWEIN, IOWA 50662

Travis Smock | IA LIC S62642000
319.361.8089 | Travis@PeoplesCompany.com

• **LAND AUCTION** •

FAYETTE COUNTY

Listing 18631

Iowa

Peoples Company is proud to represent David Kunkle in the sale of 170.29 acres located on the southwest edge of Oelwein, Iowa. The property, offered as three tracts, is comprised of 165.82 FSA NHEL cropland acres with an average CSR2 rating of 80.8, well above the county average. The primary soil types across the three highly tillable tracts include productive Kenyon loam and Clyde-Floyd complex. The land boasts a gentle natural topography and is classified as NHEL (Non-Highly Erodible Land). These farmland tracts are open for the 2026 growing season. The location is in a strong farming area with multiple grain outlets, including the Fairbank POET ethanol plant, less than 5 miles to the west.

TRACT 1: 118.75 ACRES M/L, ESTIMATED 115.42 FSA NHEL CROPLAND ACRES WITH CSR2 OF 79.4

TRACT 2: 31.33 ACRES M/L, ESTIMATED 30.39 FSA NHEL CROPLAND ACRES WITH CSR2 OF 87.7

TRACT 3: 20.21 SURVEYED ACRES, 20.01 FSA NHEL CROPLAND ACRES WITH CSR2 OF 78.5

The auction will take place on Wednesday, November 12, at 10:00 AM at the American Legion in Oelwein, and the property will be sold through the "Buyers' Choice Auction Method," as three tracts on a price-per-acre basis. Tracts will not be offered in their entirety at the conclusion of the auction. The live auction will be available for viewing and bidding through our mobile bidding app for those who are unable to attend. Don't miss the chance to bid on this land that has not been available to the general public for well over 50 years. The farm is located in Sections 32 and 33 of Jefferson Township, Fayette County, Iowa.



Q AVENUE OELWEIN, IA 50662



Scan the QR Code
to the left with your
phone camera to view
this listing online!

TRAVIS SMOCK | IA LIC S62642000
319.361.8089 | TRAVIS@PEOPLES COMPANY.COM

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TRACT

One



Tract 1 consists of 118.75 acres m/l with an estimated 115.42 FSA cropland acres carrying a CSR2 rating of 79.4. The cropland acres on this highly tillable tract are considered NHEL (Non-Highly Erodible Land), consisting of the primary soil type of Clyde-Floyd complex and lesser percentages of Kenyon loam, Wapsie loam, and Riceville loam. There are 4.74 acres of waterways within the FSA cropland acres that are currently enrolled in the Conservation Reserve Program (CRP) CP8A Practice through September 2026, paying \$1,802 annually (\$380.09 per acre). This tract has a gentle roll to naturally disperse water and is mostly tiled. Located along the west side of paved Q Avenue, this tract is situated in Section 32 of Jefferson Township, Fayette County, Iowa.



Q Avenue, Oelwein, IA 50662

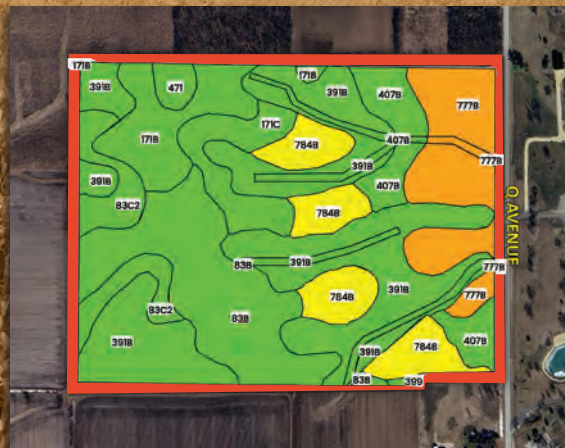
Directions

From Oelwein, Iowa: Head south out of town on Highway 150. Travel for 1.50 miles and turn right (west) onto 100th Street. Travel for 0.75 miles and turn right (north) onto Q Avenue. Travel for 0.75 miles north, and Tract 1 will be on the west side of the road. Look for the Peoples Company signs.

TRACT ONE
118.75
Acres M/L

TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
391B	Clyde-Floyd complex	39.28	34.03%	87	
83B	Kenyon loam	19.37	16.78%	90	
777B	Wapsie loam	13.61	11.79%	45	
784B	Riceville loam	12.01	10.41%	69	
171B	Bassett loam	8.92	7.73%	85	
407B	Schley loam	7.46	6.47%	81	
83C2	Kenyon loam	6.66	5.77%	84	
171C	Bassett loam	6.37	5.52%	80	
471	Oran loam	1.50	1.30%	74	
399	Readlyn silt loam	0.23	0.20%	91	
Weighted Average				79.4	



AUCTION TERMS & CONDITIONS

Fayette County Land Auction | Offered with **NO RESERVE**

170.29 Acres M/L (Offered in Three Tracts) Wednesday, November 12, 2025 at 10:00 AM

AUCTION LOCATION:

Oelwein American Legion Post 9 | 108 1st Street SW | Oelwein, Iowa 50662

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 three tracts will be offered via Public Auction and will take place at 10:00 AM at the American Legion in Oelwein, Iowa. The three farmland tracts will be sold on a per-acre basis and offered through the "Buyer's Choice Auction Method", whereas the winning

TRACT

Two

Tract 2 consists of 31.33 acres m/l with an estimated 30.39 FSA NHEL cropland acres carrying a CSR2 rating of 87.7. The cropland acres on this highly tillable tract are considered NHEL (Non-Highly Erodible Land), consisting of the primary soil type of Kenyon loam. There are currently 0.24 acres of the FSA cropland enrolled in the Conservation Reserve Program (CRP) CP8A Practice through September 2026, paying \$94 annually (\$391.20 per acre). Located along the west side of paved Q Avenue, this nearly 100% tillable tract is situated in Section 32 of Jefferson Township, Fayette County, Iowa.

Directions

From Oelwein, Iowa: Head south out of town on Highway 150. Travel for 1.50 miles and turn right (west) onto 100th Street. Travel for 0.75 miles and turn right (north) onto Q Avenue. Travel for 0.25 miles, and Tract 2 will be on the west side of the road. Look for the Peoples Company signs.



Q Avenue, Oelwein, IA 50662



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
83B	Kenyon loam	24.30	79.96%	90	
798B	Protivin loam	1.80	5.92%	61	
83C2	Kenyon loam	1.65	5.43%	84	
391B	Clyde-Floyd complex	1.11	3.65%	87	
171B	Bassett loam	1.10	3.62%	85	
399	Readlyn silt loam	0.43	1.41%	91	
Weighted Average				87.7	



bidder may elect to take one, two, or any combination of tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all farmland 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 a Virtual Online Auction option with online bidding available. The tracts will be offered with NO RESERVE.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Fayette 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 Fayette 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. All funds will be held in the Roberts & Eddy, PC Trust Account.

CLOSING: Closing will occur on or before 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. Closing will be facilitated by Roberts & Eddy, PC.

POSSESSION: Possession of the farm will be given At Closing, Subject to Tenant's Rights.

FARM LEASE: The lease has been terminated, and the farms are open to farm for the 2026 crop season.

TRACT

Three

Tract 3 consists of 20.21 surveyed acres m/l with 20.01 FSA NHEL cropland acres carrying a CSR2 rating of 78.5. The cropland acres on this highly tillable tract are considered NHEL (Non-Highly Erodible Land), consisting of the primary soil types of Schley loam and Bassett loam. This productive tract is nearly 2/3 tiled, creating a nice small farm opportunity. With the location adjacent to the Oelwein, Iowa city limits and adjacent to campgrounds, there is potential for redevelopment for a multitude of future uses. Located along the east side of paved Q Avenue, this 100% tillable tract is situated in Section 33 of Jefferson Township, Fayette County, Iowa.



Q Avenue, Oelwein, IA 50662



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	LEGEND
407B	Schley loam	6.24	31.18%	81	
171B	Bassett loam	6.11	30.53%	85	
798B	Protivin loam	3.12	15.59%	61	
409B	Dickinson fine sandy loam	2.19	10.94%	74	
27B	Terril loam	2.00	10.0%	89	
714B	Winneshiek loam	0.35	1.75%	42	
Weighted Average				78.5	



IMPROVEMENTS/BUILDINGS/PERSONAL PROPERTY: All improvements will be conveyed in their current "As is - Where is" condition. The new owner will be responsible for removing any personal property left on the premises at closing, with the exception of the farm tenant's grain and equipment.

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, which can accept or reject any and all bids. 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.



2300 Swan Lake Boulevard, Ste 300
Independence, IA 50644



PeoplesCompany.com
Listing #18631



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

FAYETTE COUNTY

Iowa

170.29

Acres M/L

THREE TRACTS

NOVEMBER 12 AT 10 AM

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