

SEALED BID FARMLAND AUCTION

GREENE COUNTY, IOWA

155 ACRES M/L

BIDS DUE DECEMBER 19, 2025

MATT ADAMS | 515.423.9235

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Listing #18738

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

HIGH-QUALITY FARM IN STRONG FARMING NEIGHBORHOOD

OFFERED FOR SALE THROUGH THE SEALED BID AUCTION METHOD

Peoples Company is proud to present 155 acres m/l of Greene County, Iowa farmland located north of Jefferson, Iowa. The farmland will be offered through a Sealed Bid Auction with all bids for the property due before 1:00 PM (CST) on Friday, December 19th, 2025. Bidders will have a single opportunity to bid on this farmland, and a live auction will not follow the Sealed Bid Auction. Please contact the Listing Agent for a copy of the form to submit your bid.

The farm is located 4 miles north of Jefferson, Iowa, in Section 17 of Hardin Township. Of the total 155 gross acres m/l, there are 144.93 NHEL FSA cropland acres with a CSR2 soil rating of 80.7. Primary soil types include highly productive Clarion loam, Coland clay loam, and Nicollet clay loam. The 2026 farming rights are available for the new buyer. Included on the tract is a grain bin built in 2010 that holds 16,000+ bushels. The seller has grain stored in the grain bin and will keep possession of the grain bin until June 1st, 2026.

Drainage on this farm has been greatly improved with substantial drainage tile installation. The most recent drainage tile was installed in 2010 with 13,434 feet of 5" tile and 5,658 feet of 6" tile added to the farm. Most of the drainage tile flows into the open ditch on the east side of the farm. County drainage tile is also located on the tract, and the farm lies within Joint Drainage District 110-221 in the lower part of the district near the outlet. There are currently no planned improvements or major repair work within the district.

Access to the farm is from 185th Street, and Iowa Highway 4 runs along the western boundary of the tract, offering quick access to the Iowa Highway system. The farm is located in a strong agricultural community with several grain marketing outlets located nearby, including the Landus Co-op in Jefferson and the Louis Dreyfus ethanol plant in Grand Junction, Iowa.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
138B	Clarion loam	33.61	23.19 %	89
138C2	Clarion loam	25.36	17.50 %	83
135	Coland clay loam	16.81	11.60 %	76
55	Nicollet clay loam	13.98	9.65 %	89
585B	Coland-Spillville	8.42	5.81 %	74
485B	Spillville loam	8.00	5.52 %	88
138B2	Clarion loam	6.58	4.54 %	87
259	Biscay clay loam	6.21	4.28 %	52
638C2	Clarion-Storden	5.95	4.11 %	75
878	Ocheyedan loam	5.51	3.80 %	92
203	Cylinder loam	4.31	2.97 %	58
638D2	Omsrud-Storden	3.27	2.26 %	53
138C	Clarion loam	1.80	1.24 %	84
107	Webster clay loam	1.39	0.96 %	86
108	Wadena loam	1.19	0.82 %	56

AVERAGE IA CSR2: 80.7

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AUCTION DETAILS & TERMS

Sealed Bid Submittal Process & Deadline: Sealed Bids, in written or electronic format, for the Property will be due no later than 1:00 P.M. CST, on Friday, December 19th, 2025, to the following:

Matt Adams
Peoples Company
12119 Stratford Drive
Clive, IA 50325
Matt@PeoplesCompany.com

Sealed Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Listing Agent Matt Adams by phone at (515) 423.9235 or by email at Matt@PeoplesCompany.com. Handwritten bids, if legible, may be acceptable in the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids can be submitted via mail or email, but must be received by the deadline date in order to be considered.

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer, enter into negotiations with one or more Bidders, or withdraw the Property from market without notice. Upon the Seller's acceptance of any bid or offer, the winning Bidder and Seller shall enter into a binding Offer to Buy. The Seller shall not be obligated or bound to sell the Property until Seller has entered into a fully executed, definitive Offer to Buy.

Seller: Steven & Kally Sporrer

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 Greene 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 Greene County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on December 19th, 2025. All funds will be held in Peoples Company's Trust Account.

Closing: Closing will occur on or before Friday, January 30th, 2026. 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 land will be given at closing.

Grain Bin Possession: The seller will store grain in the grain bin and have possession of the grain bin until June 1st, 2026.

Farm Lease: The farming rights 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 the required earnest money payment into the Peoples Company Trust Account. 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.

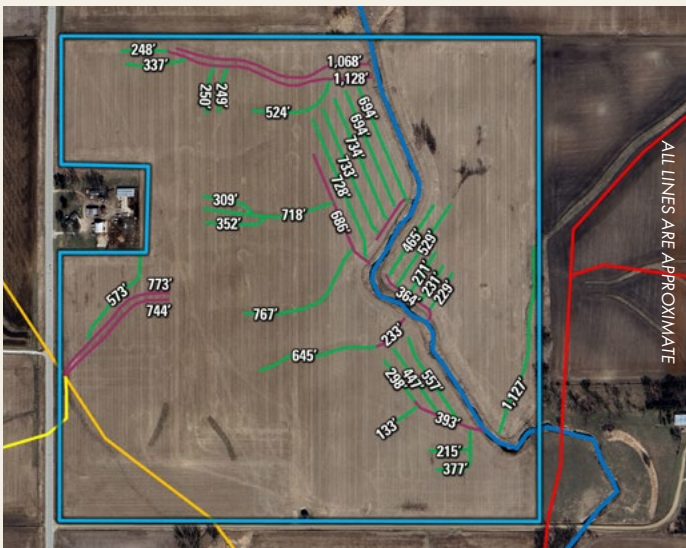
Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller. Not all tract and boundary lines are fenced, and if needed, it will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property will be 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 bid day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. 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. Buyer should perform his/her investigation of the property before bidding at the auction. The brief legal description in the marketing material should not be used in legal documents. Full legal description will be taken from the Abstract.

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

DRAINAGE TILE



**Greene County, Iowa
Hardin Township**

- | | |
|---|---|
| — Open Ditch | — 8" County Tile |
| — 16" County Tile | — 6" Private Tile |
| — 14" County Tile | — 5" Private Tile |

The information is based off maps from the Greene County Assessor.



12119 Stratford Drive
Clive, IA 50325



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Listing #18738



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

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DIRECTIONS

From Jefferson, Iowa: Head north on Iowa Highway 4/N Avenue for 4 miles until reaching the property. The property is located on the right (east) side of the road. Look for Peoples Company signage.



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Designed by Kevin Guerrero