

THURSDAY, OCTOBER 30, 2025 | 10:00 AM

FARMLAND AUCTION

Cass County, Iowa

100.45 ACRES M/L OFFERED IN 1 TRACT | LISTING #18594



AUCTION LOCATION:

Anita Community Center | 805 Main Street | Anita, Iowa 50020

DOUG BEAR, ALC | IA LIC S67986000
515.745.3192 | Doug.Bear@PeoplesCompany.com

PC PEOPLES[™]
COMPANY
INTEGRATED LAND SOLUTIONS

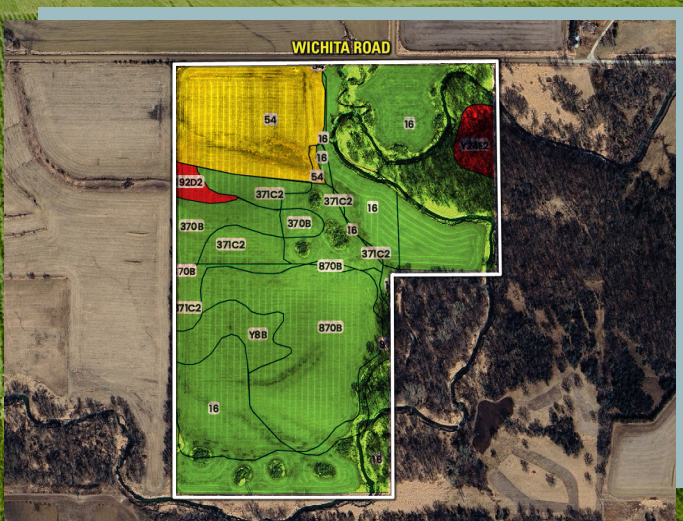
FARMLAND AUCTION

Cass County, Iowa

Peoples Company is proud to represent the sale of 100.45 gross acres m/l, being offered as a single, highly tillable Cass County farmland tract situated southwest of Cumberland, Iowa. This farmland tract is comprised of a gentle rolling topography located within the northwest quarter of Section 29 and northeast quarter of Section 30 of Edna Township, Cass County, Iowa.

This tillable farmland tract consists of 100.45 acres m/l with 100.45 FSA tillable acres carrying a CSR2 of 82.1, although currently there is only 78.97 planted acres. The FSA tillable acres consist of Nodaway-Kennebec complex as the primary soil type, with lesser percentages of Sharpsburg silty clay loam and Zook silty clay loam. This tract is improved with substantial tract cleanup and has drainage tile located in the northern and southern portions of the property (see Tile Map). There was a Certified Wetland Determination performed in 2023, and all acres were determined to be PC/NW (Prior Converted/Nonwetland), allowing additional drainage tile to be added to the farm. The West Nodaway River meanders through the northeast corner, flows along the eastern edge, and is adjacent to the southern property boundary, and tile can be taken to daylight through this creek.

Ideally situated in the south central portion of Cass County, Iowa, this farmland tract would be a smart investment for a beginning farmer, Buyer looking to diversify their portfolio, or anyone interested in a long-term land investment opportunity. The farm will be sold to an existing cover crop lease through February 28th, 2026, and will be offered on a price-per-acre basis at a live public auction on Thursday, October 30th, 2025, at the Anita Community Center at 805 Main Street in Anita, Iowa. The sale can also be viewed through a Virtual Online Auction option, and online bidding will be available.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	IA CSR2
16	Nodaway-Kennebec complex	45.28	45.07%	85
870B	Sharpsburg silty clay loam	19.19	19.10%	91
54	Zook silty clay loam	14.17	14.11%	67
371C2	Sharpsburg-Nira silty clay loams	10.03	9.98%	83
370B	Sharpsburg silty clay loam	4.59	4.57%	91
Y8B	Judson silty clay loam	3.91	3.89%	93
Y24E2	Shelby clay loam	2.13	2.12%	35
Y192D2	Adair clay loam	1.16	1.15%	16
Average				82.1

October 2025

S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

10:00 AM



DRAINAGE TILE MAP



**Not able to make it
to the live auction
but still want to bid?
No problem!**

**Just scan the QR code above to bid
today, or download the BidWrangler
app to your phone to access our
Auctions with ease!**

100.45 ACRES M/L OFFERED IN 1 TRACT

Auction Method: The single farmland tract will be sold on a per-acre basis and will be offered through the "Auction Method." This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

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 they are representing themselves in completing the auction sales transaction.

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.

Farm Program Information: Farm Program Information is provided by the Cass 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 Cass 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 a certified check or wire transfer. All funds will be held in Peoples Company's Trust Account.

Closing: Closing will occur on or about Thursday, December 18, 2025. The balance of the purchase price will be payable at closing in the form of guaranteed check/s or wire transfer/s. With respect to the timing of the Seller and successful Buyer in fulfilling the obligations set forth in the Real Estate Sale and Purchase Agreement, time is of the essence.

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

Farm Lease: Farming rights for the 2026 cropping year will be available.

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 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.

Property Taxes: All real estate taxes will be prorated between the Seller and Buyer to the date of closing.

Mineral Rights: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on the property. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

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. 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.

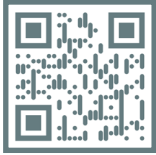
Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc., may vary from figures stated within the marketing material. Buyer should perform his/her investigation of 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.



12119 Stratford Drive
Clive, IA 50325

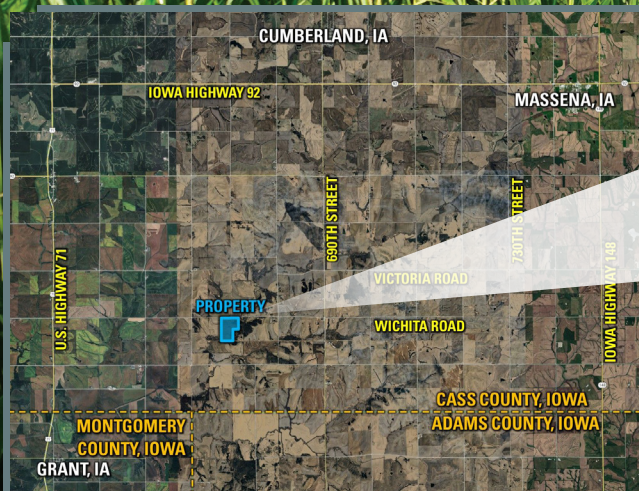


PeoplesCompany.com
Listing #18594



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

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DIRECTIONS TO PROPERTY

From Cumberland, Iowa: Travel directly south on 690th Street, while crossing Iowa Highway 92, for 5.75 miles to Wichita Road. Turn right (west) and continue for 2 miles, and the property is located on the south side of the road. Look for the Peoples Company sign.

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