

ONLINE ONLY FARMLAND AUCTION

BLACK HAWK COUNTY, IOWA

BIDDING ENDS WEDNESDAY, NOVEMBER 19, 2025 | 4:00 PM

75.98
ACRES M/L



TRAVIS SMOCK | 319.361.8089

Travis.Smock@PeoplesCompany.com

IA LIC S62642000 | LISTING #18656

ONLINE ONLY FARMLAND AUCTION

BLACK HAWK COUNTY, IOWA

BIDDING ENDS WEDNESDAY, NOVEMBER 19, 2025 | 4:00 PM

Black Hawk County, Iowa Online Only Farmland Auction - Bidding concludes Wednesday, November 19th, 2025, at 4:00 PM! Offering 75.98 acres m/l of Black Hawk County, Iowa, farmland located directly northeast of Gilbertville, Iowa, just off the Highway 20 and Interstate 380 interchange. An estimated 73.73 FSA tillable acres carry a CSR2 rating of 69.6, comprised of Kenyon loam, Sparta sandy loam, and Readlyn silt loam. This productive land is considered NHEL, non-highly erodible, has some tile installed, and has a gently rolling topography that provides natural drainage to the east. The farm has been owner-operated with a strong yield and fertility history.

The property will be offered via an Online Only Auction that will conclude at 4:00 PM on Wednesday, November 19th, 2025, and all bidding must be through the Peoples Company BidWrangler platform. The land will be sold on a price per acre basis. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by an additional 3 minutes until all bidding is completed. Immediate possession of the property will be granted upon a satisfactory earnest money payment and proof of liability insurance. The land is located along Indian Creek Road within Section 13 in Poyner Township, Black Hawk County, Iowa.

Directions from Evansdale, Iowa: Travel on Interstate 380 to Exit 66 and turn right. Continue south for 0.33 miles on South Raymond Road and turn left (east) onto Indian Creek Road. Continue for 1.25 miles, and the farm is located on the south side of the road. Look for the Peoples Company sign.

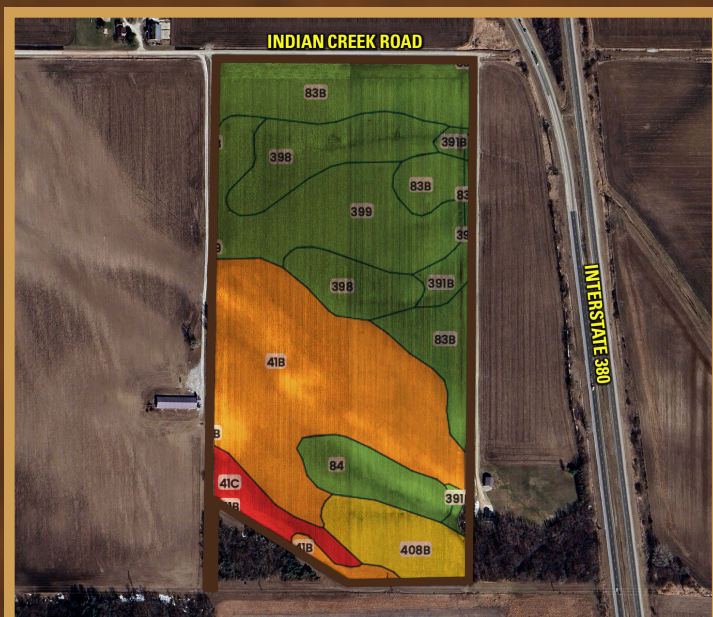


TRAVIS SMOCK | 319.361.8089
Travis.Smock@PeoplesCompany.com
IA LIC S62642000



Register and Bid on this Auction using our mobile bidding app powered by BidWrangler!

You can access the app online, but it works even better when you download it to your smartphone!



TILLABLE SOILS

DESCRIPTION	ACRES	% OF FIELD	IA CSR2
● Sparta loamy sand	23.93	32.45%	42
● Kenyon loam	14.46	19.62%	90
● Readlyn silt loam	11.75	15.94%	91
● Tripoli clay loam	9.71	13.17%	82
● Olin sandy loam	4.87	6.61%	64
● Clyde silty clay loam	4.00	5.43%	88
● Sparta loamy sand	2.85	3.87%	37
● Clyde-Floyd complex	2.15	2.92%	87

AVERAGE CSR2: 69.6

AUCTION DETAILS & TERMS

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.

Offering a single farmland tract of Black Hawk County, Iowa farmland through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Wednesday, November 19th, 2025, at 4:00 PM Central Standard Time (CST) with Closing taking place on or before Friday, December 19th, 2025. A bid placed within 3 minutes of the scheduled close of either auction tract will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. 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.

Farm Program Information: Farm Program Information is provided by the Black Hawk 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 Black Hawk County FSA and NRCS offices.

Earnest Money Payment & Possession: A 10% earnest money payment is required upon the conclusion of the auction. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held with Peoples Company Trust Account.

Closing: Closing will occur on or about Friday, December 19th, 2025. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

Possession & Farm Lease: The farm is "open" for the 2026 crop season. Immediate possession of the property will be given with a satisfactory 10% earnest money payment and proof of liability insurance.

Contract & Title: Immediately upon 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 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.

Co-Broker: Co-Broker must register the client a minimum of 48 hours before the auction ends by filling out our Broker Registration Form. A Co-Broker is not a requirement for a Buyer.

Other: Buyer willfully acknowledges that they have performed their due diligence before bidding on this tract, and 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, who can accept or reject any and all bids. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics may vary from the 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 Abstract.



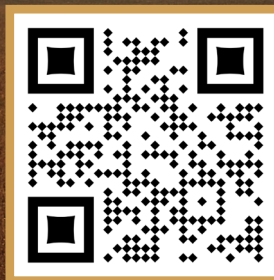
2300 Swan Lake Boulevard, Suite 300
Independence, IA 50644



PeoplesCompany.com
Listing #18656

ONLINE ONLY FARMLAND AUCTION BLACK HAWK COUNTY, IOWA

BIDDING ENDS WEDNESDAY, NOVEMBER 19, 2025 | 4:00 PM



To learn about this Auction,
scan the QR code to the
left or visit our website at
PeoplesCompany.com



TRAVIS SMOCK | 319.361.8089

Travis.Smock@PeoplesCompany.com

IA LIC S62642000 | LISTING #18656