

ONLINE-ONLY FARMLAND AUCTION

RINGGOLD COUNTY, IOWA

200 ACRES M/L OFFERED IN THREE TRACTS | LISTING #18699



AUCTION DATE AND TIME:

Bidding concludes Tuesday, November 25, 2025
at 1:00 PM CT



OPEN HOUSE | 2935 U.S. HIGHWAY 169 MOUNT AYR, IA 50854

- Thursday, November 13, from 4:00-7:00 PM
- Sunday, November 16, from 1:00-3:00 PM

Matt Adams

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 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

RINGGOLD COUNTY, IOWA ONLINE-ONLY LAND AUCTION

Peoples Company is pleased to be representing the Elliott Family Trust in the sale of 200 acres m/l located just east of Redding, Iowa. The portfolio consists of three tracts situated in Section 9 of Middle Fork Township, Ringgold County, Iowa. The tracts will be sold via an online-only auction with bidding concluding at 1:00 PM CST on Tuesday, November 25th, 2025.

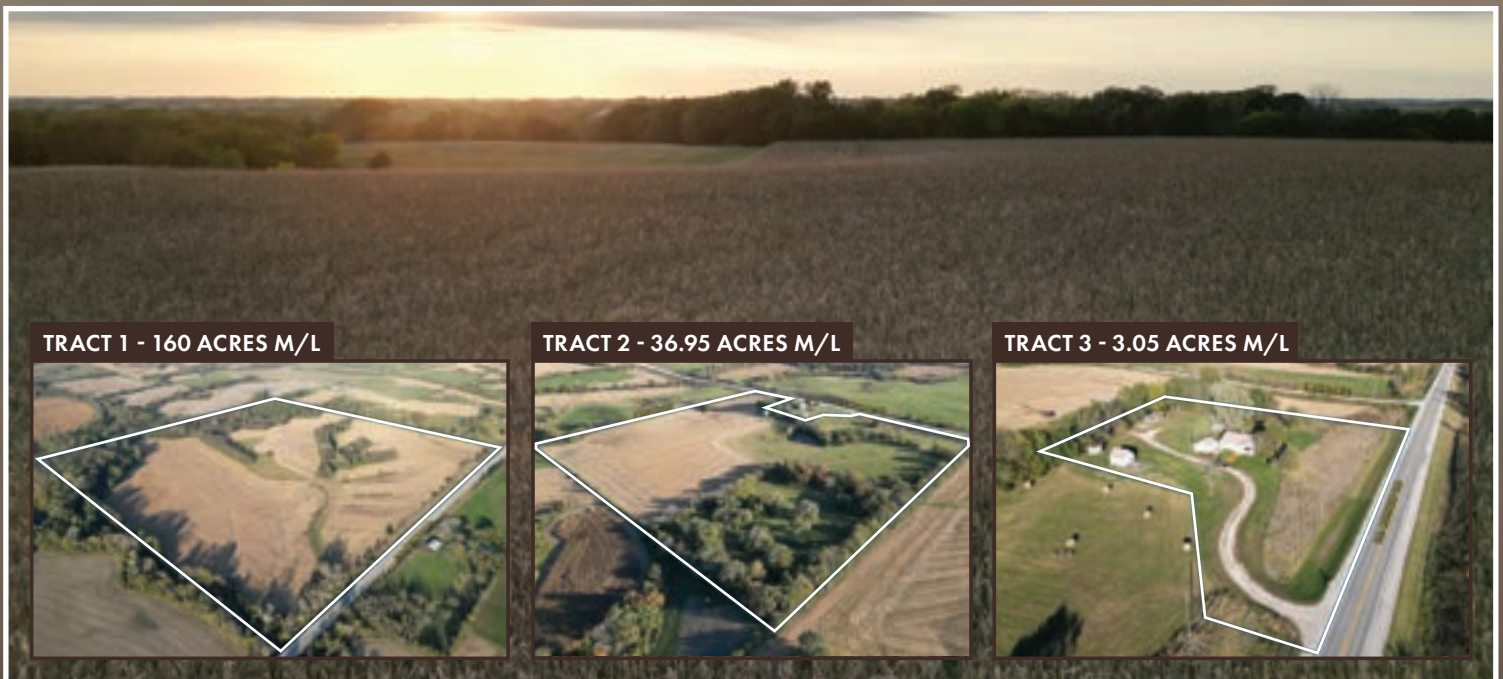
TRACT 1: 160 acres m/l with an estimated 95.46 Tillable acres and recreational opportunities

TRACT 2: 36.95 acres m/l (to be surveyed) with 16.17 tillable acres and suitable pasture ground

TRACT 3: 3.05 acres m/l (to be surveyed) building site with a 1,328 square-foot home built in 1951

This property offers a unique blend of productive row-crop acres, quality pasture, recreational opportunities, and country living. Offered as three individual tracts, buyers will have the flexibility to purchase the tract or combination of tracts that best fit their needs. The farm lease has been terminated and farming rights are available for the 2026 growing season.

** The Tract 3 open house will take place at 2935 U.S. Highway 169, Mount Ayr, Iowa 50854 Thursday, November 13, from 4:00-7:00 PM & Sunday, November 16, from 1:00-3:00 PM*



DIRECTIONS

From Redding, Iowa: Head north and follow U.S. Highway 169 east out of town. Continue east for 4 miles, and the property will be to the north (left). Look for Peoples Company signs.

From Mount Ayr, Iowa: Head west out of town on U.S. Highway 169 and follow Highway 169 as it runs to the southwest. Continue south on U.S. Highway 169 for approximately 5.5 miles. Continue on U.S. Highway 169 as it turns to the west and continue west on U.S. Highway 169 for 1 mile. The property will be to the north (right). Look for Peoples Company signs.



TRACT 1 | 160 ACRES M/L

Tract 1 consists of 160 gross acres m/l with an estimated 95.46 tillable acres carrying a CSR2 of 54.4. The primary soil types consist of Armstrong Clay Loam & Nodaway Silt Loam. The balance of the tract consists of wooded draws, grass terraces, and a small pond. This property features both hunting and recreational opportunities with the Middle Fork Grand River running along the western boundary and cutting through the northwest corner of the property. The tillable river bottom ground is known for its highly productive yield potential and doubles as a travel corridor for whitetail deer.

Access to the farm is from U.S. Highway 169, and there are two established driveways in place. The farm is located just 4 miles east of Redding, Iowa in Section 9 of Middle Fork Township.



TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR 2 LEGEND	CSR2
792C2	Armstrong clay loam	20.10	21.06%	●	24
S220	Nodaway silt loam	17.48	18.31%	●	77
131C	Pershing silt loam	10.00	10.48%	●	65
179E2	Gara loam	8.67	9.08%	●	24
S54	Zook silty clay loam	6.91	7.24%	●	68
179D2	Gara loam	6.35	6.65%	●	38
S88	Nevin silty clay loam	5.66	5.93%	●	95
273B	Olmitz loam	4.55	4.77%	●	81
S269+	Humeston silt loam	4.46	4.67%	●	72
269	Humeston silty clay loam	4.27	4.47%	●	70
452C	Lineville silt loam	3.49	3.66%	●	48
94D	Mystic-Caleb complex	2.24	2.35%	●	23
423C	Bucknell silty clay loam	1.28	1.34%	●	36

Average
54.4
CSR2

TRACT 2 | 36.95 ACRES M/L

Tract 2 consists of 36.95 acres m/l (to be surveyed) with an estimated 16.17 tillable acres and a CSR2 soil rating of 55.8, and the top soil type being Pershing Silt Loam. The remaining 20.78 acres would be suitable as pasture, or some of it could be converted into tillable ground. This property features a pond for livestock, and fencing exists around portions of the property; certain locations of the existing fence may require maintenance. A driveway provides access from the east off 188th Avenue, with all upkeep and repairs to the driveway being the responsibility of the new owner. A grain bin from 1960 is included on the tract and holds approximately 13,600 bushels. Currently, the farm tenant utilizes the grain bin for grain storage.

Conveniently located 4 miles east of Redding, Iowa, this tract offers the perfect mix of productivity, accessibility, and affordability in the heart of Southern Iowa.



TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR 2 LEGEND	CSR2
131C	Pershing silt loam	7.22	44.65%	●	65
792C	Armstrong loam	4.00	24.74%	●	35
131B	Pershing silt loam	3.27	20.22%	●	70
179D2	Gara loam	1.65	10.20%	●	38
423C	Bucknell silty clay loam	0.03	0.19%	●	36

Average
55.8
CSR2

TRACT 3 | 3.05 ACRES M/L

Tract 3 consists of 3.05 acres m/l (to be surveyed) and features a 1,328 square-foot home built in 1951, situated on a rural acreage setting with supporting outbuildings and livestock potential. The home is heated by propane (tank owned by Smith Oil Company and leased back to the resident), with Southwest Iowa Rural Electric Cooperative providing electric service and SIRWA as the rural water provider. The house is being sold 'as-is' and any repairs or maintenance will be at the buyer's expense.

Additional buildings include a pole barn, two sheds, and a grain bin. These improvements are being sold 'as-is'. This tract provides a solid foundation for a country home, rental property, or small farmstead with excellent access and utilities already in place.



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12119 Stratford Drive
Clive, IA 50325



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Listing #18699



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

ONLINE-ONLY FARMLAND AUCTION | DETAILS & TERMS

**BIDS FOR TRACT 1 & TRACT 2 WILL BE ON A PRICE-PER-ACRE BASIS.
BIDS FOR TRACT 3 WILL BE ON A TOTAL DOLLAR AMOUNT.**

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 three individual tracts. Bids for Tracts 1 & 2 will be on a price-per-acre basis and bids on Tract 3 will be a total dollar amount. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 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 Ringgold 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 Ringgold 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 Tuesday, December 30th, 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, subject to tenant's rights.

Farm Lease: The farm lease has been terminated and farming rights are open for the 2026 growing season.

Hunting Lease: The hunting leases have been terminated and the hunting rights are open for the 2026 hunting seasons.

Survey & Staking: Tracts 2 & 3 will be surveyed prior to closing. If Tracts 2 & 3 sell separately, the seller will pay to stake the boundary between the tracts. No additional surveying or staking will be provided by the seller.

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 all tracts. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

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.