

# TRANSITIONAL LAND AUCTION

139.31 ACRES M/L IN DALLAS COUNTY, IOWA

**THURSDAY, AUGUST 21, 2025 AT 10:00 AM CT**



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Representing Attorney

**LISTING #18290**





# AUCTION TERMS AND CONDITIONS



## Dallas County, Iowa Land Auction

Thursday, August 21, 2025

10:00 AM (CT)

**Auction Method:** The three tracts will be offered individually on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, one, two, or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. The sale 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/or Hopkins & Huebner, P.C. (the "Auction Company") to receive a bidder number to bid at the auction. Auction 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 Dallas County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Auction Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc., are subject to change when the farm is reconstituted by the Dallas 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 by Hopkins & Huebner, P.C.

**Closing:** Closing will occur on or before October, 2nd, 2025. The balance of the purchase price will be payable at closing in the form of guaranteed checks or wire transfers. 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:** At Closing, Subject to Tenant's Rights. Possession will be after the harvest and removal of the 2025 crops.

## Auction Location:

Waukee Community Center

675 Walnut Street Waukee, IA 50263

**Farm Lease:** The farm is leased for the 2025 crop season, but will be 'open' for the 2026 crop season. All farm income for the 2025 crop year will be retained by the Seller. A copy of this lease is available upon request. Should the Buyer of each respective tract want to start building during the cropping season, there is a buyout provision for the tillable acres.

**Contract & Title:** Immediately upon the conclusion of the auction, the winning bidder will enter into a real estate sales contract and deposit with Hopkins & Huebner, P.C. 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.

**Court Approval:** The high bidders will enter into written purchase agreements and deposit 10% earnest money on the day of the sale. These agreements will be contingent upon and subject to court approval.

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

**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, Auction Company, or Seller. All bids will be on a per-acre basis. Auction 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 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.

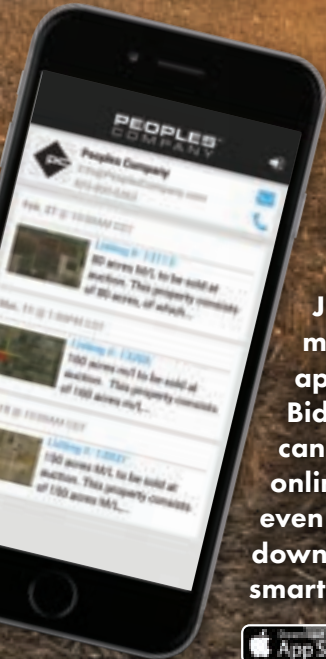
**Disclaimer:** All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Auction Company. Overall tract acres, tillable acres, etc., may vary from the figures stated within the marketing material. Buyer should perform his/her investigation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



THURSDAY, AUGUST 21, 2025 10:00 AM CT

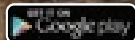
# FARMLAND AUCTION

WAUKEE COMMUNITY CENTER  
675 WALNUT STREET, WAUKEE, IA 50263



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

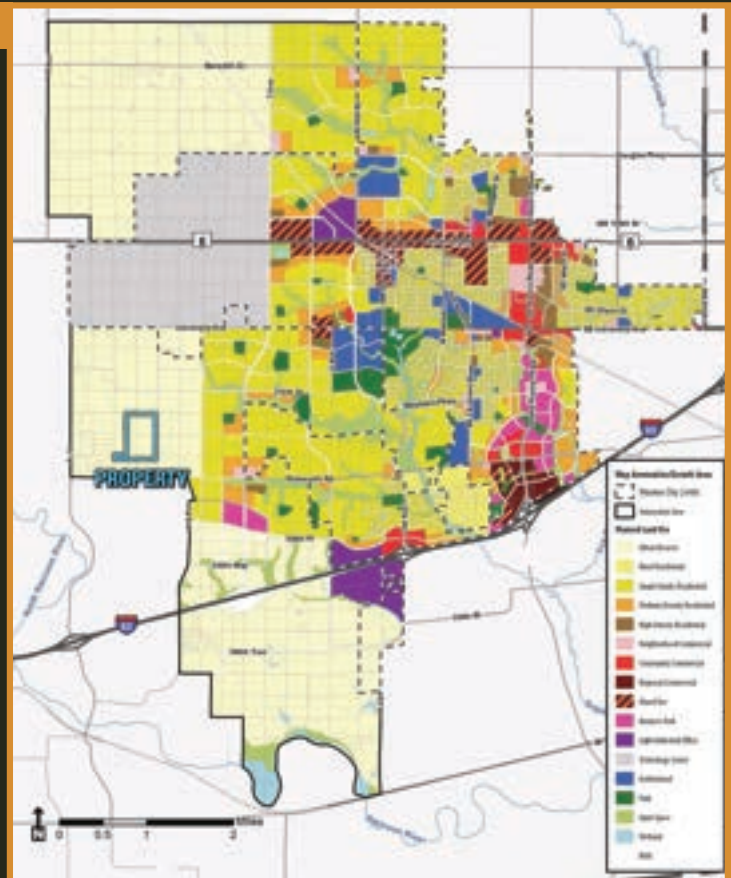
Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



## PROXIMITY MAP



## FUTURE LAND USE



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For more information visit  
**PEOPLESCOMPANY.COM**



# PROPERTY INFORMATION

## 139.31 SURVEYED ACRES

Peoples Company, in conjunction with Hopkins & Huebner, P.C., is pleased to present 139.31 surveyed acres m/l to be sold at public auction on August 21st, 2025, at 10:00 AM at the Waukee Community Center in Waukee, Iowa.

This highly sought-after landholding is located between Waukee and Adel, Iowa—one of the fastest-growing corridors in the Des Moines Metro. The property will be offered in three tracts and sold using the “Buyer’s Choice” auction method on a price-per-acre basis. Tracts will not be combined or offered in their entirety at the conclusion of the auction. Live virtual bidding will also be available.

Situated just two miles west of Waukee’s current city limits, the property lies within the City of Waukee’s 2040 Annexation Plan and directly borders Adel’s Priority Growth Areas. It is currently designated as Urban Reserve, a transitional zoning classification until municipal services become available. In the meantime, development would require private utilities (well and septic), and any improvements would fall under Dallas County Zoning with coordination from both Waukee and Adel.

Across all tracts, the farm includes an estimated 87.43 FSA cropland acres m/l with an average CSR2 of 85.7. The balance of the property includes mature hardwood timber, with 37.11 acres enrolled in the Forest Reserve Program, offering property tax exemption.

*\*All information provided is believed to be accurate but is not guaranteed. Prospective bidders are encouraged to perform their own due diligence prior to the auction.*

### TRACT 1 | 43.44 SURVEYED ACRES



### TRACT 2 | 40.15 SURVEYED ACRES



### TRACT 3 | 55.72 SURVEYED ACRES



# TRACT INFORMATION

# OFFERED IN THREE TRACTS

**TRACT 1** is the northernmost tract in the offering and includes 43.44 surveyed acres, with approximately 41.99 FSA cropland acres. The primary soil types consist of Clarion loam, Nicollet loam, and Webster clay loam, with a strong CSR2 rating of 88.3.

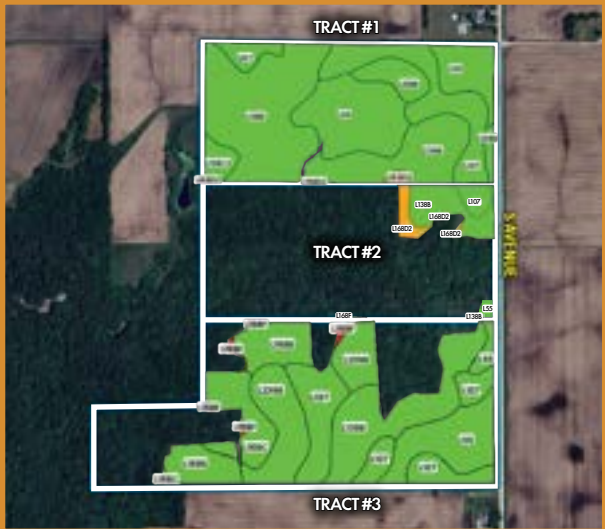
This highly tillable tract features gently rolling topography that provides natural drainage to the southwest portion of the farm. Access is available from a shared driveway located at the southeast corner of the property, which is shared with Tract 2.

**TRACT 2** includes 40.15 surveyed acres and is located along the west side of S Avenue in Section 3 of Van Meter Township. This tract features a mix of mature timber and a scenic ravine, offering a highly desirable setting for an executive building site. A portion of the timber is enrolled in the Forest Reserve Program, which provides property tax exemption on the enrolled acres. The property also includes an estimated 4.94 FSA cropland acres, primarily comprised of Clarion loam with a CSR2 rating of 79.7.

Access to the property is provided by three driveway entrances along S Avenue, including a shared northern driveway with Tract 1.

**TRACT 3** includes 55.72 surveyed acres, consisting of an estimated 40.50 FSA cropland acres along with mature blocks of hardwood timber. The primary soil types on the tillable portion include Webster clay loam, Clarion loam, and Lester loam, carrying a CSR2 of 83.6.

The remainder of the tract is made up of heavily wooded timber enrolled in the Forest Reserve Program, which provides property tax exemption on those acres. The gently rolling topography offers natural drainage to the north, northwest, and southwest portions of the farm, enhancing its productivity and appeal. A driveway entrance is located near the southeast corner of the property.



TRACT #1

TRACT #2

TRACT #3

### TRACT 1 | TILLABLE SOILS MAP | CSR2 88.3

Code	Description	Acres	% of Field	Legend	IA CSR2
L138B	Clarion loam	22.39	53.32%	■	88
L55	Nicollet loam	10.53	25.08%	■	91
L107	Webster clay loam	7.61	18.12%	■	88
L128C2	Clarion loam	1.18	2.81%	■	83
L168D2	Hayden loam	0.28	0.67%	■	42

### TRACT 2 | TILLABLE SOILS MAP | CSR2 79.7

Code	Description	Acres	% of Field	Legend	IA CSR2
L138B	Clarion loam	2.93	59.23%	■	88
L107	Webster clay loam	0.90	18.26%	■	88
L168D2	Hayden loam	0.90	18.26%	■	42
L55	Nicollet loam	0.20	4.06%	■	91
L236B	Lester loam	0.01	0.20%	■	85

### TRACT 3 | TILLABLE SOILS MAP | CSR2 83.6

Code	Description	Acres	% of Field	Legend	IA CSR2
L107	Webster clay loam	8.29	20.46%	■	88
L138B	Clarion loam	8.23	20.32%	■	88
L236B	Lester loam	7.54	18.61%	■	85
L55	Nicollet loam	6.20	15.30%	■	91
L168B	Hayden loam	5.79	14.29%	■	76
L168C	Hayden loam	3.93	9.70%	■	73
L168F	Hayden loam	0.53	1.31%	■	5

Property includes 139.31 surveyed acres located in Section Three (3), Van Meter Township, Dallas County, Iowa. Exact legal description to be taken from Abstract.





12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #18290



SCAN TO VIEW THIS  
LISTING ONLINE!

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10:00 AM CT**

**Waukee Community Center  
675 Walnut Street  
Waukee, IA 50263**

### DIRECTIONS

**From Waukee, Iowa:** Travel west out of town on U.S. Highway 6 for approximately 2.50 miles, turn left (south) onto Richland Place. Continue south for 1 mile to University Avenue. Turn left (east) and continue for 0.25 miles and turn right (south) on S Avenue and continue directly south for 1 mile. The property will be located on the west side of road. Look for the auction signs.

**From Adel, Iowa:** Travel east out of town on U.S. Highway 6 for approximately 3.75 miles, turn right (south) onto Richland Place. Continue south for 1 mile to University Avenue. Turn left (east) and continue for 0.25 miles and turn right (south) on S Avenue and continue directly south for 1 mile. The property will be located on the west side of road. Look for the auction signs.

