



120 ACRES M/L

LISTING #18810

ANDREW ZELLMER, ALC | 712.898.5913

AndrewZ@PeoplesCompany.com | IA LIC S61625000

MATT ADAMS | 515.423.9235

Matt@PeoplesCompany.com | IA LIC S59699000

Farmland Auction

HAMILTON COUNTY, IOWA

THURSDAY, FEBRUARY 5, 2026 | 10 AM CT

AUCTION LOCATION: STANHOPE COMMUNITY BUILDING

600 MAIN STREET | STANHOPE, IOWA 50246

Mark your calendar for Thursday, February 5th, 2026, at 10:00 AM! Peoples Company is pleased to present the sale of the Clifford L. Johnson Farm, 120.00 acres m/l located approximately 3 miles northeast of Stanhope, Iowa. This high-quality Hamilton County, Iowa farm consists of 117.14 Non-Highly Erodible FSA cropland acres, of which 99.70 are currently in row crop production carrying a CSR2 average of 71.1. The balance of the 17.44 FSA cropland acres are currently enrolled in CRP programs CP27 & CP28, producing an annual payment of \$5,232. The farm is located in close proximity to State Highway 17, State Highway 175, US Highway 69, and Interstate 35, providing fantastic accessibility to grain markets.

FARM LEASE:

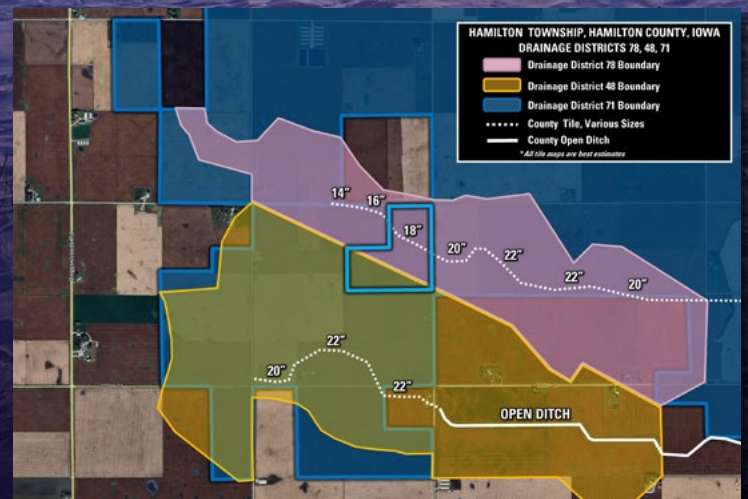
The farm is leased for the 2026 crop season, and the Buyer will assume the 2026 farm lease. The total cash rent for the 2026 year is \$26,919 and is paid in three equal payments. The first payment of \$8,973 is paid on March 1st, 2026, and will appear as a credit to the Buyer at closing. The final two payments will be made directly to the Buyer with the second payment of \$8,973 being made on September 1st, 2026, and the third payment of \$8,973 being made on November 15th, 2026. Please reach out to the listing agent for more details.

CRP CONTRACTS:

- 2.02 acres enrolled in CP27 | Contract expires 9/30/32
\$300.00 Rental Rate per Acre | Annual Payment \$606
- 3.03 acres enrolled in CP27 | Contract expires 9/30/32
\$300.00 Rental Rate per Acre | Annual Payment \$909
- 12.39 acres enrolled in CP28 | Contract expires 9/30/32
\$300.00 Rental Rate per Acre | Annual Payment \$3,717



120 ACRES M/L



TILE INFORMATION

The farm falls within Drainage Districts 78, 48, and 71. County tile lines ranging from 14"-18" run across the north 40 acres, draining water east off the farm and eventually outletting into an open ditch in Section 26 of Hamilton Township. Private tile exists on the farm through the southern 80 acres and consists of two inlets and 6" tile lines draining west to east into the County tile lines located in Section 27 of Hamilton Township. Drainage District 48 County tile lines exist on the far southern end of Section 28, allowing the possibility to drain the farm to the south if more tile were added.



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
1507	Brownton silty clay loam	29.77	29.86 %	62
385	Guckeen clay loam	21.30	21.30 %	76
95	Harps clay loam	17.77	17.77 %	72
388	Kossuth silty clay loam	12.89	12.89 %	86
6	Okoboji silty clay loam	12.44	12.44 %	59
52B	Bode clay loam	5.74	5.74 %	91

AVERAGE: 71.1

AUCTION DETAILS & TERMS

Hamilton County, Iowa Land Auction
120.00 Gross Acres m/l
Thursday, February 5th, 2026, at 10:00 AM

Auction Location:
Stanhope Community Building
600 Main Street
Stanhope, Iowa 50246

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 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.

Auction Method: The tract will be offered via Public Auction and will take place on Thursday, February 5th, 2026, at 10:00 AM at the Stanhope Community Building, 600 Main Street, Stanhope, Iowa 50246. The farmland tract will be sold on a per-acre basis through a traditional 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 in order 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.

Farm Program Information: Farm Program Information is provided by the Hamilton 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 Hamilton 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 cash or check. All funds will be held in Peoples Company's Trust Account.

Closing: Closing will occur on or before Monday, March 23rd, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

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

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.

Farm Lease: The farm is leased for the 2026 crop season. The Buyer will assume the 2026 farm lease. The total cash rent for the 2026 year is \$26,919 and is paid in three equal payments. The first payment of \$8,973 is paid on March 1st, 2026, and will appear as a credit to the Buyer on the Closing Statement at closing. The final two payments will be made directly to the Buyer with the second payment of \$8,973 being made on September 1st, 2026, and the third payment of \$8,973 being made on November 15th, 2026. Please reach out to the listing agent for more details.

CRP Payments: The CRP payments will be prorated to the day of Closing.

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. 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. 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. 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. This auction is with reserve.

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 own investigation of the property prior to 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.

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



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18810



SCAN THE QR CODE
FOR MORE INFO!

Farmland Auction

HAMILTON COUNTY, IOWA



DIRECTIONS

From Stanhope, Iowa: Travel north on State Highway 17 for 2.25 miles until reaching 320th Street. Turn right (East) onto 320th Street and travel east for 2 miles. The farm lies at the intersection of 320th Avenue and Lakin's Grove Avenue.

ANDREW ZELLMER, ALC | 712.898.5913

AndrewZ@PeoplesCompany.com | IA LIC S61625000

MATT ADAMS | 515.423.9235

Matt@PeoplesCompany.com | IA LIC S59699000

120 ACRES M/L