

FRIDAY, MARCH 6, 2026 AT 10:00 AM

Jesup City Hall Community Room | 791 6th Street | Jesup, Iowa 50681

Buchanan County **LAND AUCTION**

»» 137 ACRES M/L ««

TRAVIS SMOCK | 319.361.8089
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 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

PROPERTY INFORMATION

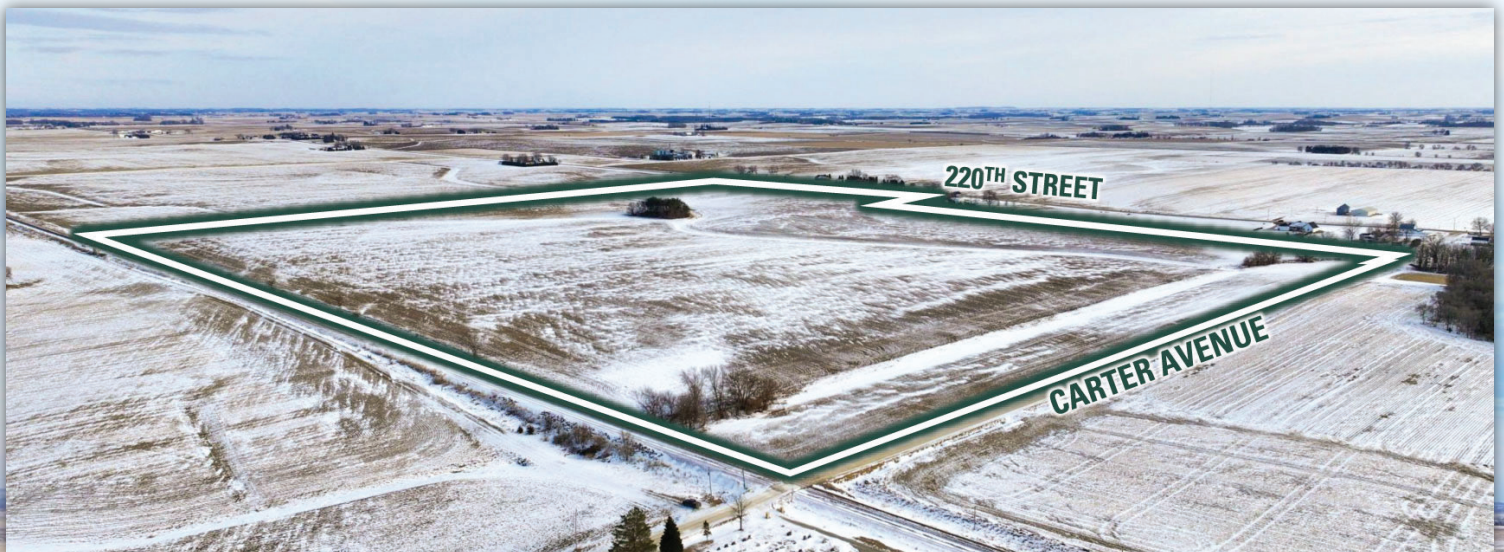
Peoples Company is pleased to present 137 acres m/l located just east of Jesup, Iowa, in Buchanan County. This property will be offered as a single tract via public auction at 10:00 AM on March 6th, 2026, at the Jesup City Hall Community Room.

The farm consists of 125.74 tillable acres carrying a CSR2 of 71.5. This productive row crop land is situated in a prime location just outside Jesup, Iowa, along Old Highway 20 (220th Street). The entire farm is determined to be NHEL (Non-Highly Erodable Land) and does not contain a wetland. A majority of the farm has been tiled with mains added and updated as needed. The cropland is leased for 2026, and 100% of the rent payments will be paid to the new owner.

In addition to farming income, there is potential to continue to subdivide the property into building lots. The convenient location just off Highway 20 and near the town of Jesup is attractive for both new home construction and farming. The property is located in Section 33 of Perry Township, Buchanan County, Iowa, with road frontage along 220th Street and Carter Avenue as well as the Chicago, Central & Pacific Railroad.

DIRECTIONS

From Jesup Main Street: Travel east out of town on 220th Street. Drive for 1.5 miles. The farm will be on the north side of the road. Additional road frontage can be found along the east side of Carter Avenue.



AUCTION DETAILS & TERMS

Buchanan County Land Auction
137 Acres M/L | Friday, March 6th, 2026, at 10:00 AM

Auction Location:
Jesup City Hall Community Room, 791 6th Street, Jesup, Iowa 50681

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction.

Auction Method: The farmland will be sold as one individual tract on a price-per-acre basis to the High Bidder.

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 Buchanan 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 Buchanan County FSA and NRCS offices.

Seller's Attorney(s): Seth Schroeder | Heronimus, Schmidt & Schroeder

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 the Heronimus, Schmidt & Schroeder Trust Account.

Closing: Closing will occur on or before April 10, 2026. Closing will be facilitated by the Heronimus, Schmidt & Schroeder Law Firm. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

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

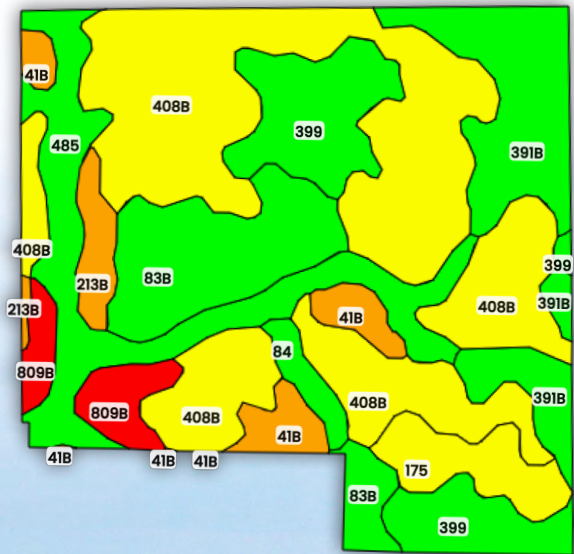
Farm Lease: The farm is leased for the 2026 row crop season. The Buyer will receive 100% of the rent for this year. Contact the Listing Agent for details.

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. 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. The 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.

CODE	SOIL DESCRIPTION	ACRES	% of Field	CSR2	LEGEND
408B	Olin sandy loam	53.28	39.29%	64	
485	Spillville loam	16.53	12.19%	76	
391B	Clyde-Floyd complex	15.92	11.74%	87	
83B	Kenyon loam	14.85	10.95%	90	
399	Readlyn silt loam	14.55	10.73%	91	
175	Dickinson fine sandy loam	5.57	4.11%	55	
41B	Sparta loamy sand	5.22	3.85%	42	
809B	Bertram fine sandy loam	4.77	3.52%	39	
213B	Rockton loam	2.91	2.15%	49	
84	Clyde clay loam	1.99	1.47%	88	

Weighted Average 71.8





2300 Swan Lake Boulevard, Ste 300
Independence, IA 50644



PeoplesCompany.com
Listing #19116



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



Buchanan County

LAND AUCTION

