

# ONLINE-ONLY FARMLAND AUCTION

# GUTHRIE COUNTY, IOWA

80 ACRES M/L OFFERED IN TWO TRACTS | LISTING #19228



## AUCTION DATE AND TIME:

Bidding is currently LIVE and will remain open until Thursday, April 30th, 2026, at 1:00 PM CST



## OPEN HOUSE DATE AND TIME:

Saturday, April 18th, from 1-3 P.M. CST  
Property address: 3115 Rose Avenue, Menlo, IA

**MATT ADAMS**

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**Guthrie County, Iowa Online-Only Land Auction!** Peoples Company is pleased to be representing FN'J Farms LLC in the sale of 80 acres m/l located directly north of Menlo, Iowa on Rose Avenue. The farm will be offered as two separate tracts offering pasture ground, existing fences, and a rural acreage site. These tracts will be sold via an online-only auction with bidding concluding at 1:00 PM CST on Thursday, April 30th, 2026.

**Tract 1: 75.63 acres m/l with 37.25 FSA cropland acres carrying a CSR2 soil rating of 42**

- Has multiple fields currently fenced to allow for livestock on day one
- Includes a 1-acre pond that would be an adequate water source for the majority of the year
- Located in Section 15 of Beaver Township, Guthrie County, Iowa

**Tract 2: 4.37 surveyed acres that includes a 1.5-story house with 1,238 SF of living area**

- Also includes a machine shed built in 2004 with 1,350 SF & a barn built in 1960 with 720 SF
- New furnace and AC; furnace needs to be connected to propane
- Existing gates and fences for livestock

**There will be an open house on Saturday, April 18th, from 1-3 P.M. CST. Property address: 3115 Rose Avenue, Menlo, Iowa 50164**

**BIDDING IS CURRENTLY LIVE AND WILL REMAIN OPEN UNTIL THURSDAY, APRIL 30TH, 2026, AT 1:00 PM CST.**

Tract 1 will be offered on a price-per-acre basis, and Tract 2 will be offered on a whole dollar basis. This land auction can be viewed through our Virtual Online Auction platform with online bidding via the Peoples Company website. If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing agents.



**BID HERE!**



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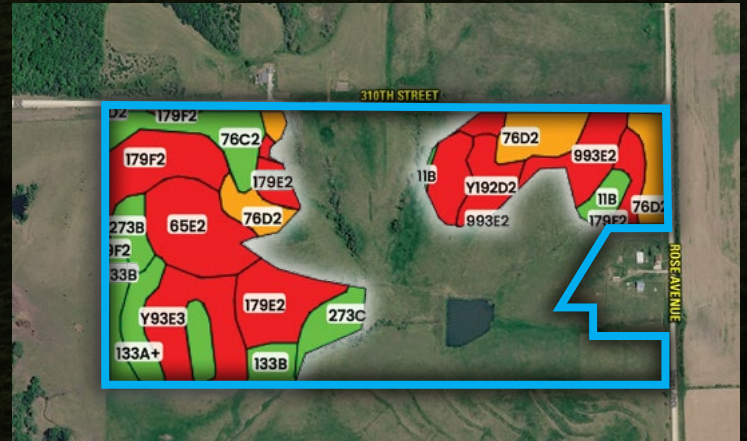
**DIRECTIONS**

From Menlo, Iowa: Head north out of town on Rose Avenue for approximately 2.3 miles to 3115 Rose Avenue, and the property will be to the left (west). Look for the Peoples Company signs.

## TRACT 1 | ROSE AVENUE, MENLO, IA 50164 | 75.63 ACRES M/L

Tract 1 consists of 75.63 acres m/l with 37.25 FSA cropland acres carrying a CSR2 of 42. The property consists of multiple 5-strand barbed-wire fence lines located throughout the farm, allowing for a new owner to run cattle in multiple different areas. There is also a 1-acre pond that would be suitable as a water source. This farm has open tenancy for 2026 and is ready to be put to work for your operation from day one.

The FSA cropland acres have been certified as pasture since 2019. An incoming Buyer could convert some or all of these certified acres back to row crop production while still utilizing the current fence and maintaining some pasture acres. This farm is located in Section 15 of Beaver Township in Guthrie County and is 2.2 miles directly north of Menlo, Iowa.



**ESTIMATED TAXES: \$1,225**

**AVERAGE CSR2: 42**

## TRACT 2 | 3115 ROSE AVENUE, MENLO, IA 50164 | 4.37 SURVEYED ACRES

Tract 2 consists of 4.37 surveyed acres, with a 1.5-story house with 3 beds and 1 bath, and 1,238 square feet of living area. The tract also includes a machine shed built in 2004 with 1,350 square feet & a barn built in 1960 with 720 square feet. With existing fences and outbuildings in place, this property is situated perfectly for someone who is looking for a place to have a small herd of livestock.

The house is located at 3115 Rose Avenue, Menlo, Iowa 50164, and there will be an open house on Saturday, April 18th, from 1-3 P.M. CST. The outside of the house is in solid condition, but the inside of the house is in the middle of a remodel, and the property is being sold "As-Is." This house provides the perfect opportunity for someone who is looking to add instant equity and is not afraid of a little extra work to turn this into the perfect acreage setting just outside of Menlo.

There is a Goodman furnace that was installed in March of 2021, but it is not hooked up to propane yet. The furnace has been stubbed, and there is a line going to the outside. It will be the new owner's responsibility to have the propane tank installed. A time of transfer report will be completed prior to the auction to ensure the current septic system is up to code and usable.



### OPEN HOUSE DATE

Saturday, April 18th, from 1-3 P.M. CST  
Address: 3115 Rose Avenue, Menlo, IA

\*Guthrie County REC is the electric provider\*

\*Xenia Rural Water is the water provider\*



1108 S. 44th Street, Suite 102  
Cumming, IA 50061



PeoplesCompany.com  
Listing #19228



SCAN THE QR CODE  
FOR MORE INFO!

# ONLINE-ONLY FARMLAND AUCTION

# GUTHRIE COUNTY, IOWA

## AUCTION DETAILS AND TERMS

**GUTHRIE COUNTY, IOWA LAND AUCTION**  
**80 ACRES M/L**  
**OFFERED AS TWO TRACTS**  
**BIDDING ENDS: THURSDAY, APRIL 30TH, 2026, AT 1:00 P.M.**

**BIDS FOR TRACT 1 WILL BE ON A PRICE-PER-ACRE BASIS**  
**BIDS FOR TRACT 2 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.

**Auction Method:** This property will be offered as two individual tracts. Bids for Tract 1 will be on a price-per-acre basis, and bids on Tract 2 will be a total dollar amount. Bidding is currently open, and all tracts will be auctioned off simultaneously. 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 Guthrie County Farm Service Agencies. The figures stated in the marketing materials 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 Guthrie 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 check or wire transfer. All funds will be held in the Peoples Company Trust Account.

**Closing:** Closing will occur on or about Thursday, June 4th, 2026. 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 given at closing.

**Survey & Staking:** Tract 2 has been staked and surveyed, but the survey will not be recorded until after the auction has been completed.

**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.

**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.

**SELLER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BIDS.**