SEALED BID AUCTION LISTING #19833

Nodaway Elevator, Adams County, Iowa



7.74 Acres M/L

Bids due Friday, November 20, 2026 at 5:00 PM CST

OPEN HOUSES WEDNESDAY, OCTOBER 28
and SUNDAY, NOVEMBER 8
11:00 AM *to* 1:00 PM CST

Nodaway Elevator
Family Owned Since 1957

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

ADAM CURRAN IA LIC S56876000
641.203.2931 | Adam@PeoplesCompany.com

SARA CURRAN IA LIC S66155000
641.344.0847 | Sara@PeoplesCompany.com

Nodaway Elevator, Inc.

Commercial grain facility in Nodaway, Iowa

786,000
bushels of licensed grain storage

7.74	**acres m/l**
4	**owned parcels**
1957	**family owned since**



Sealed Bid Auction. Peoples Company is pleased to offer Nodaway Elevator, Inc. to the public through a sealed bid auction. This established commercial grain facility is currently licensed to store 786,000 bushels of grain and includes a combination of grain bins, flat storage buildings, and the original wooden elevator. Sealed bids are due Friday, November 20th at 5:00 P.M. CST.

Open houses

Wednesday, October 28th from 11:00 AM to 1:00 PM CST
Sunday, November 8th from 11:00 AM to 1:00 PM CST

In addition to substantial grain storage capacity, the property includes a large service shop, office space, and a modern scale for receiving grain. The offering also includes just over 4 acres of high-quality tillable farmland located along adjoining pavement, providing additional space for future expansion or continued row crop production. The property will be offered in its entirety.

Nodaway Elevator has been family-owned and operated since 1957, with deep roots in Adams County and Southwest Iowa. Throughout its history, the family has continued to maintain, improve, and expand the facility as needed. The most recent major expansion was completed in 2017 and included an approximately 220,000-bushel grain bin, grain leg, and new drive-over pit. Additional information outlining the capacity of the remaining grain storage is available in the property attachments.

Equipment

The Seller will also entertain offers on equipment in conjunction with the real estate, providing buyers the opportunity to acquire a turnkey operation ready for immediate use.

The facility

Storage, shops, and office in Nodaway, Iowa



Storage capacity

Section	Storage	Bushels
A	Ten bins and tanks	45,000
B	Quonset, 40 x 119 ft	57,000
C	Quonset, 40 x 119 ft	57,000
D	Flat storage, 122.3 x 48.5 ft, and six tanks	627,000

Total licensed capacity **786,000**

From the FSA bin chart dated September 6, 2017.

The main shop features multiple service bays capable of accommodating semis and trailers for service and repairs. Improvements include a concrete floor with drains, overhead doors, and heat. A second, smaller shop provides additional workspace for cars, trucks, equipment, or general maintenance. The office includes city water and sewer, two restrooms, a reception area, and indoor storage space.

Don't miss this unique opportunity to own a commercial grain facility offering exceptional potential for grain storage, agricultural operations, or future business development.



Main shop

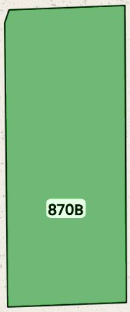


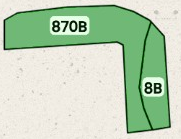
Office and reception

The property

Four owned parcels and BNSF-leased facility ground







10th Avenue

at County Highway N26, Nodaway, Iowa

The auction includes four owned parcels, along with the portion of the facility situated on land leased from BNSF Railway Company. A copy of the current railway lease is available upon request from the listing agent. Contact the listing agents for additional information regarding the lease and property.

Parcel numbers	1994100, 1955100, 2016100, 9248100
Net taxes	$27,038.00
Zoning	Commercial
Water	City
MLS number	750485

Directions: At the Nodaway exit on Highway 34, turn south and travel approximately 3 miles on County Highway N26. Turn left onto 10th Avenue. One parcel is located at the corner of N26 and 10th Avenue, with the balance of the property located approximately one block east on 10th Avenue.

Location: Located in a strong agricultural area with significant row crop production, the facility is well positioned for continued agricultural or commercial use. Its location provides convenient access to county pavement, state highways, and regional interstate routes.

4.19 Tillable acres M/L

Tillable soils

Code	Description	Acres	% of field	CSR2
870B	Sharpsburg silty clay loam, terrace, 2-5% slopes	3.98	94.95%	91
8B	Judson silty clay loam, dissected till plain, 2-5% slopes	0.21	5.05%	93

Weighted average **91.1**

4.19 tillable acres, of which 3.35 are currently farmed. FarmWorth, September 22, 2026.



Tillable farmland along adjoining pavement

Sealed Bid Terms & Conditions

Nodaway Elevator, Inc. | Nodaway, Iowa

Sale Terms and Conditions: Peoples Company is handling the sale of the Nodaway, Iowa Grain Elevator owned by Nodaway Elevator, Inc. through a Sealed Bid Sale.

Sealed Bid Submittal Process & Deadline: Sealed Bids, in written or electronic format, for the Property will be due no later than 5:00 P.M. CST, on Friday, November 20th, 2026, to the following:

Adam Curran
Peoples Company
1108 S. 44th Street, Suite 102
Cumming, Iowa 50061
Adam@PeoplesCompany.com

Sealed Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Listing Agent Adam Curran by phone at 641.203.2931 or by email at Adam@PeoplesCompany.com. Handwritten bids, if legible, may be acceptable in the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids can be submitted via mail or email but must be received by the deadline date to be considered.

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer or enter into negotiations with one or more Bidders. Upon the Seller's acceptance of any bid or offer, the winning Bidder(s) and Seller shall enter into a binding Offer to Buy. The Seller shall not be obligated or bound to sell the Property until Seller has entered into a fully executed, definitive Offer to Buy.

Earnest Money Payment: An earnest money payment of 10% of the purchase price will be due upon acceptance and notification of a successful offer. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held by Peoples Company Trust Account.

Financing: The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to have been made before bid submission. By bidding, the Bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

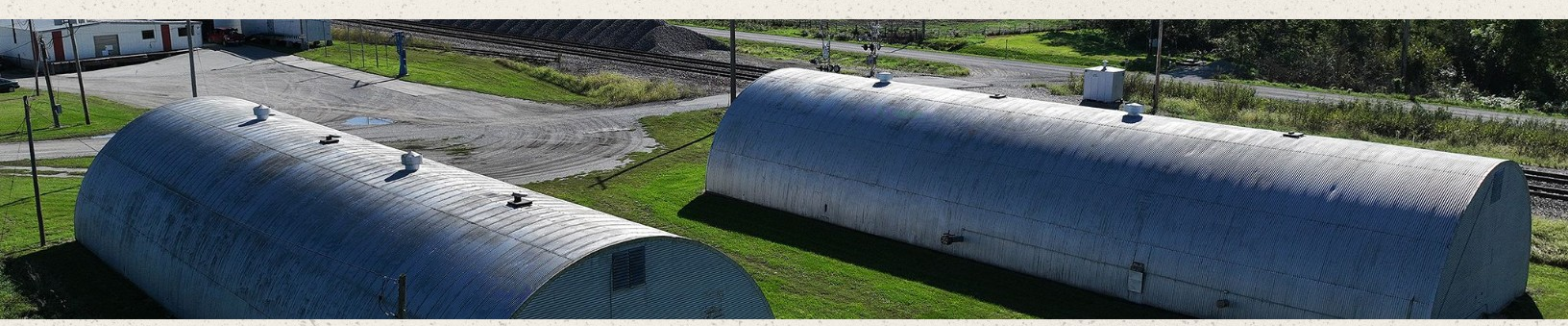
Closing: Closing will occur between Wednesday, December 30th, 2026, and Wednesday, January 6th, 2027, in an effort to provide flexibility to the successful bidder.

Possession: Possession will be given at closing, subject to tenants' rights. Nodaway Elevator, Inc. currently has contracts with producers that will need to be addressed as part of the possession process. Please contact the listing agent for additional 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.

Agency: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the sales transaction.

The Sealed Bid Terms & Conditions can be referenced in their entirety in the Attachments Section



Legal description: The East 358.5 Feet of Lot 1 in the Town of Nodaway, Adams County, Iowa. AND The East 345 feet of Lot 1 in Shiffer's Addition to the Town of Nodaway, Iowa, according to the recorded plat thereof; and commencing at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 20, Township 71 North, Range 35 West of the 5th P.M. Adams County, Iowa, run thence North 264 feet, thence West 165 Feet, thence South 264 Feet, thence East 165 feet to the place of beginning AND Lots 1,2,7,8,9,10,15,16,17,18,23,24,25,26,31,32,33,34,39 and 40 in F.L. Morris Addition in the town of Nodaway, Adams County, Iowa. Also including land in Railroad Lease in the original town of Nodaway. Exact legal description to be taken from Abstract.

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

113 W. Salem Avenue
Indianola, IA 50125

PeoplesCompany.com
Listing #19833

Scan the QR code with your phone camera to view this listing online.



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