LISTING #18706

CRAWFORD COUNTY, IOWA

Farmland Auction

THURSDAY, DECEMBER 4, 2025 | 10:00 AM CT

Manning Hausbarn | 130 Heritage Drive | Manning, IA 51455

92.67 Acres M/L

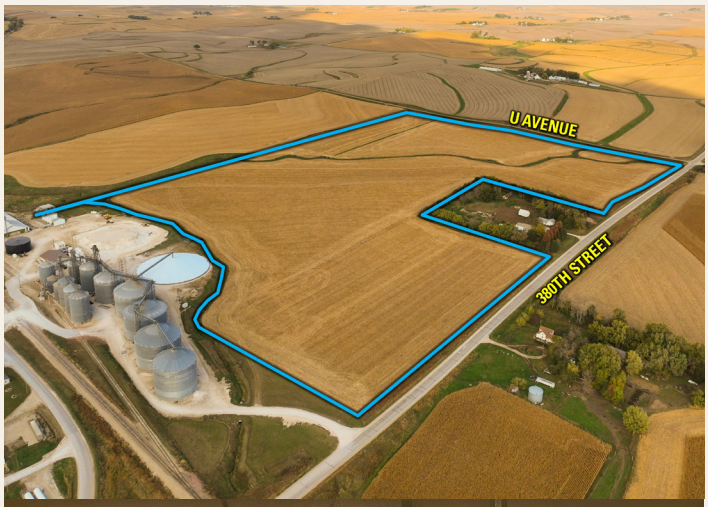
Matt Adams

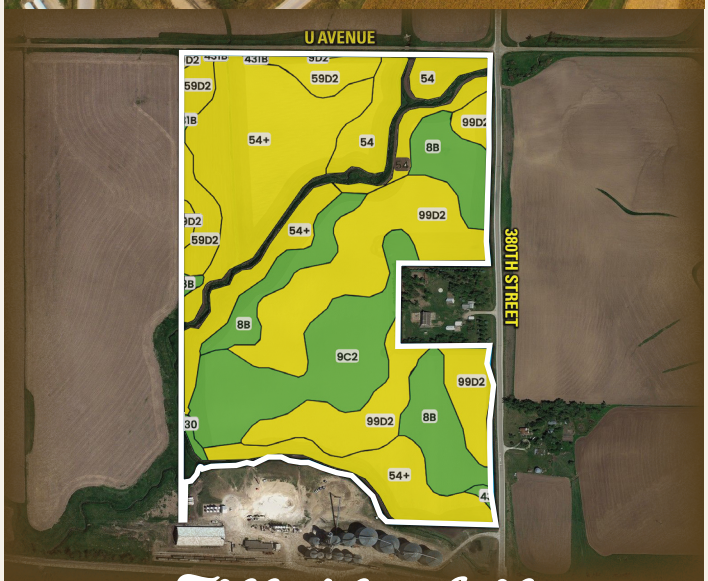
515.423.9235 | IA LIC S32689000

Matt@PeoplesCompany.com

PEOPLES™ COMPANY
INTEGRATED LAND SOLUTIONS

CRAWFORD COUNTY, IOWA
Farmland Auction





Tillable Soils

Code	Description	Acres	% of Field	IA CSR2
54+	Zook silt loam	25.60	29.63%	69
99D2	Exira silty clay loam	22.70	26.27%	59
8B	Judson silty clay loam	12.50	14.46%	92
9C2	Marshall silty clay loam	12.29	14.22%	87
54	Zook silty clay loam	6.67	7.72%	67
59D2	Burchard clay loam	5.63	6.51%	53
430	Ackmore silt loam	0.64	0.74%	77
431B	Judson-Ackmore-Colo	0.28	0.32%	81
9D2	Marshall silty clay loam	0.11	0.13%	61
			Average:	71.2

Crawford County, Iowa Farmland Auction - Mark your calendars for Thursday, December 4th, 2025!

Peoples Company is pleased to be representing Hansen Bauernhofe LLC in the sale of their Crawford County farm located just north of Aspinwall, Iowa and west of Manning, Iowa. The property consists of 92.67 acres m/l and is situated in Section 15 of Iowa Township, Crawford County, Iowa.

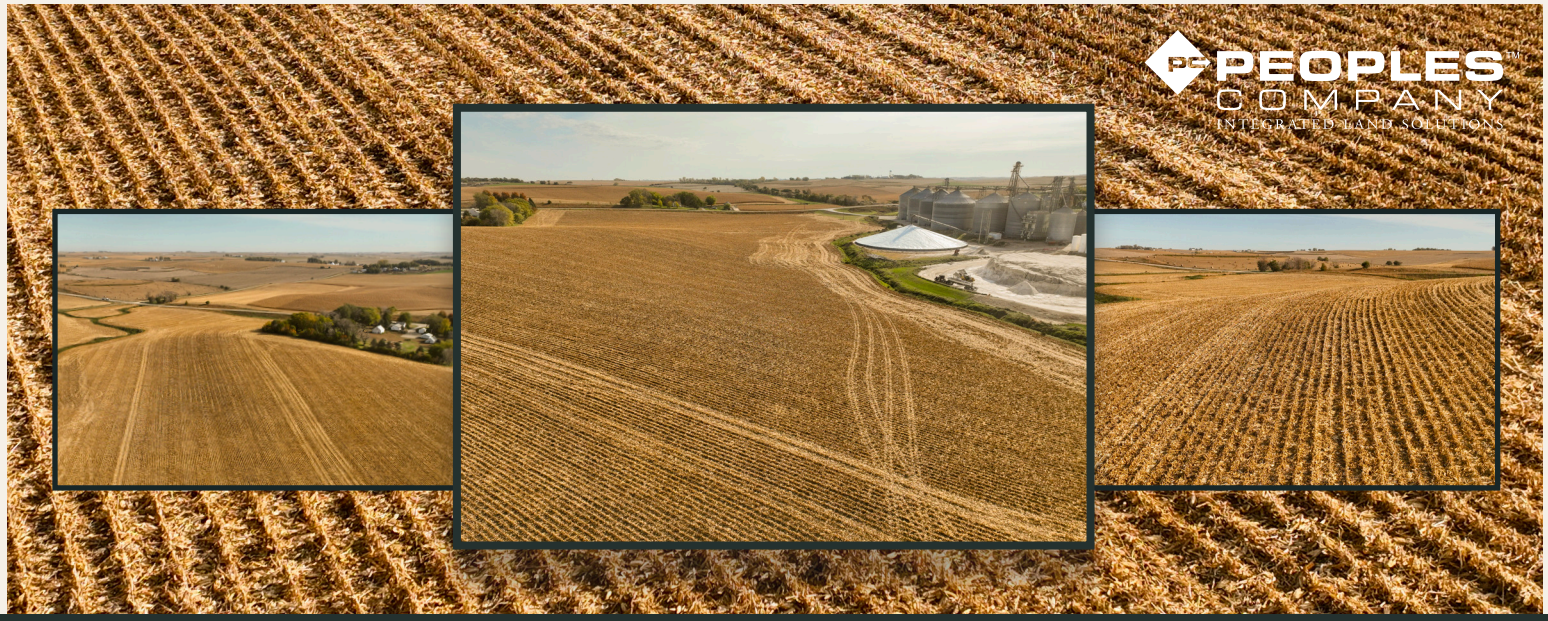
Offered as one tract, the farm includes 86.42 FSA cropland acres and a CSR2 soil rating of 71.2. Prominent soil types include Zook silt loam, Exira silty clay loam, and Judson silty clay loam. Of the cropland acres, 27.26 acres are considered Non-Highly Erodible Land (NHEL) and the remaining 59.16 are considered to be Highly Erodible Land (HEL). The balance of the tract consists of an open ditch running through the property. Access is from both U Avenue and 380th Street, and the farm sits just half a mile off Iowa Highway 141, offering quick access to the Iowa Highway system.

Grain marketing options are located nearby with the Aspinwall Cooperative Co., just south of the property in Aspinwall, Iowa, and Ag Processing Inc., a few miles east in Manning, Iowa. The farm lease has been terminated, and farming rights are available for the 2026 growing season. Don't miss this opportunity to own land in a tightly held area where land rarely makes it to the open market!

This farm will be offered as a single tract on a price-per-acre basis through the traditional auction method. The public auction will take place on Thursday, December 4th, 2025, at 10:00 AM at the Manning Hausbarn at the Manning Hausbarn in Manning, Iowa. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

Directions from Manning, Iowa: Head west on Iowa Highway 141 for three miles. Then, turn right (north) onto 380th Street and go for half a mile. The farm will be on the left (west) side of the road. Look for Peoples Company signage.

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



AUCTION DETAILS & TERMS

Crawford County, Iowa Farmland Auction

92.67 Acres M/L
Offered as One Tract
Thursday, December 4th, 2025 at 10:00 AM CT

Seller: Hansen Bauernhofe LLC

Auction Location:
Manning Hausbarn
130 Heritage Drive
Manning, IA 51455

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.

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

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number 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.

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 Crawford 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 Crawford 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 Peoples Company's Trust Account.

Closing: Closing will occur on or before Tuesday, January 20th, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

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

Farm Lease: The farm lease has been terminated, and farming rights are open for the 2026 growing season.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the Peoples Company Trust Account. 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 Seller. 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 will be 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 "Price Per Acre" amount. 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. Buyer should perform his/her investigation of the property before bidding at the auction. The brief legal description in the marketing material should not be used in legal documents. Full legal description will be taken from the Abstract.

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

Matt Adams | 515.423.9235 | Matt@PeoplesCompany.com

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

12119 Stratford Drive
Clive, IA 50325

PeoplesCompany.com
Listing #18706

LISTING #18706

CRAWFORD COUNTY, IOWA

Farmland Auction

THURSDAY, DECEMBER 4, 2025 | 10:00 AM CT

Manning Hausbarn | 130 Heritage Drive | Manning, IA 51455

92.67 Acres M/L

Matt Adams
515.423.9235 | IA LIC S32689000
Matt@PeoplesCompany.com

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS