

NO RESERVE

FARMLAND AUCTION

WEDNESDAY, NOVEMBER 11TH, 2026

Fayette County

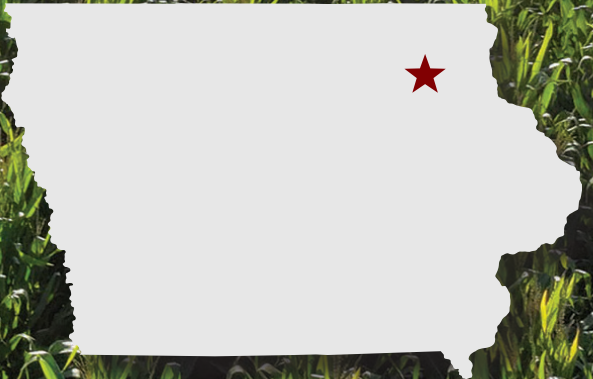
170.00 ACRES M/L

AUCTION TIME

Wednesday, November 11th, 2026 at 10:00 AM

AUCTION LOCATION

Fayette County Fairgrounds
504 S Vine Street | West Union, IA 52175



Travis Smock 319.361.8089

IA LIC S62642000 | Travis.Smock@PeoplesCompany.com

LISTING #19857



Fayette County, Iowa No Reserve Land Auction

Peoples Company is proud to represent the Gerald J. Kremer Estate in the sale of 170 acres m/l of premium Iowa farmland located just southwest of West Union in Fayette County, Iowa, available at public auction on Wednesday, November 11, 2026. The live auction will sell with NO RESERVE and will begin at 10:00 AM at the Fayette County Fairgrounds in West Union, IA, with online bidding also available through the Peoples Company Virtual Online Auction Platform for registered bidders unable to attend in person. This highly productive farm includes 156.0 FSA cropland acres and boasts an exceptional CSR2 rating of 87.5, well above the county average and reflective of the property's outstanding agricultural productivity. The primary soil types consist of highly regarded Kenyon loam, Clyde clay loam, and Floyd loam soils, offering excellent crop production potential and long-term value.

The current farm lease has been terminated, making the tillable acres available for the 2027 cropping season and providing immediate flexibility for farmers, operators, and investors. In addition to the productive cropland, the property includes approximately 7.44 acres m/l in a waterway and 4.04 acres m/l comprising a former building site with an established windbreak, electrical service, and two older grain bins. The waterway area presents an opportunity to potentially increase productive row crop acreage or continue use for grass and hay production. The former building site offers added utility and infrastructure, while the grain bins are currently leased by the existing tenant through August 15, 2027.

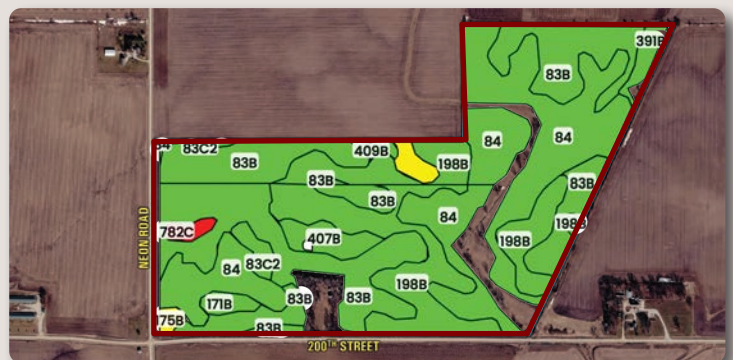
Located in Sections 25 and 26 of Windsor Township, Fayette County, Iowa, this farm represents an outstanding opportunity to expand an existing farming operation, diversify an agricultural investment portfolio, or acquire high-quality Iowa farmland in a strong and desirable agricultural region. With its above-average CSR2 rating, productive cropland acres, quality soil profile, and excellent location near West Union, this property offers the characteristics buyers seek in premium Northeast Iowa farmland. Whether you are a producer looking to grow your operation or an investor seeking a long-term agricultural asset, this tract presents a rare chance to purchase highly productive Fayette County farmland with significant income and appreciation potential.

The Gerald J. Kremer Estate is selling an additional 80 acres located in Allamakee County, Iowa, near Postville, on the same day as the Fayette County farm. The second sale will take place at 2:00 PM in Postville.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
83B	Kenyon loam	53.53	34.32%	●	90
84	Clyde clay loam	51.08	32.74%	●	88
198B	Floyd loam	31.95	20.48%	●	89
407B	Schley loam	7.79	4.99%	●	81
83C2	Kenyon loam	2.72	1.74%	●	84
391B	Clyde-Floyd complex	2.18	1.40%	●	87
409C	Dickinson fine sandy loam	1.85	1.19%	●	69
171B	Bassett loam	1.76	1.13%	●	85
782C	Donnan loam	1.30	0.83%	●	38
175B	Dickinson fine sandy loam	0.92	0.59%	●	50
409B	Dickinson fine sandy loam	0.92	0.59%	●	74
Weighted Average					87.5



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Auction Terms and Conditions

Auction Location:

Fayette County Fairgrounds
504 S Vine Street
West Union, IA 52175

Seller: Gerald J. Kremer Estate

Representing Attorney: Brian Eddy | Roberts & Eddy, PC

Auction Method: The farmland will be sold as one individual tract on a price-per-acre basis to the High Bidder. The auction is ABSOLUTE with NO RESERVE.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Online and phone bidders must register with the Auctioneer at least 24 hours prior to the start of the auction. Peoples Company and its representatives are agents of the Seller.

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 Fayette 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 Fayette 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 the Roberts & Eddy, PC Trust Account.

Closing: Closing will occur on or before Friday, December 18, 2026. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer. Closing will be conducted by Roberts & Eddy, PC in Independence.

Possession: Possession of the farm will be given at closing, subject to Tenant's rights. Possession of the bins will be given on August 16, 2027.

Farm Lease: The farm lease has been terminated, and the land will be open to farm for the 2027 season.

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. The winning bidder(s) acknowledge 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.

**AUCTION TIME**

Wednesday, November 11th, 2026 at 10:00 AM

AUCTION LOCATION

Fayette County Fairgrounds
504 S Vine Street | West Union, IA 52175



2300 Swan Lake Blvd, Ste 300
Independence, IA 50644

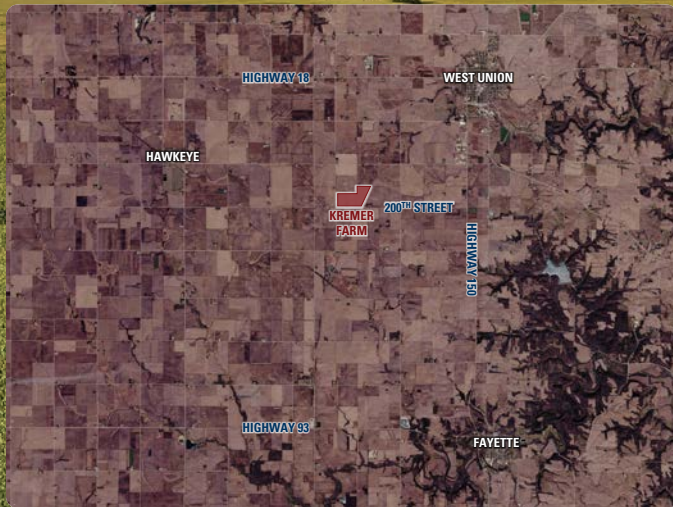


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DIRECTIONS

From West Union: Head south out of town on Highway 150. Travel for 2.25 miles until you reach 200th Street. Turn west and travel for 2.5 miles. The property will be on the north side of 200th Street.

From Fayette: Head north out of town on Highway 150. Travel for 5.5 miles until you reach 200th Street. Turn west and travel for 2.5 miles. The property will be on the north side of 200th Street.