

LAND AUCTION

Adams County, Iowa

THURSDAY, NOVEMBER 5, 2026 AT 10:00 AM
PRESCOTT EAGLE'S NEST IN PRESCOTT, IA

TRACT ONE: 170 ACRES M/L | TRACT 2: 30 ACRES M/L

SCHAFFER

FAMILY

FARM



200

Acres M/L

ADAM CURRAN IA LIC S56876000
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641.344.0847 | Sara@PeoplesCompany.com

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THURSDAY, NOVEMBER 5, 2026 AT 10:00 AM**PRESCOTT EAGLE'S NEST | 813 1ST ST | PRESCOTT, IA 50859****TRACT ONE: 170 ACRES M/L | TRACT 2: 30 ACRES M/L****SCHAFER**
FAMILY
FARM

Upcoming Adams County, Iowa Land Auction - Mark your calendars for Thursday, November 5, at 10:00 AM!

Peoples Company is pleased to be representing the Schafer Family in the sale of 200 acres m/l located west of Creston, Iowa, near Prescott. Offered as two tracts, the auction is highlighted by a highly tillable row crop tract featuring productive Adams County farmland with approximately 85% of the acres in production and a CSR2 soil rating of 73.4. The offering is complemented by a smaller pasture tract with a CSR2 soil rating of 63.7, a pond, metal-sided barn, livestock functionality, and an exceptional potential building site with scenic country views and paved highway access.

Tract 1: 170 acres m/l with approximately 142.84 FSA cropland acres and a CSR2 soil rating of 73.4

Tract 2: 30 acres m/l with approximately 15.74 tillable acres and a CSR2 soil rating of 63.7

The farm is leased for the 2026 growing season, with farming rights available for 2027. The farmland has been well managed, with ongoing attention to soil fertility and overall productivity.

Located in Section 32 of Colony Township, Adams County, Iowa, both tracts feature convenient paved-road access from 150th Street / County Highway H24. The property is located approximately 11 miles west of Creston, Iowa.

These two tracts will be offered on a price-per-acre basis via Public Auction and will take place on Thursday, November 5th, 2026, at 10:00 AM CST at the Prescott Eagle's Nest in Prescott, IA. The farm will be sold as two individual tracts using the "Buyer's Choice" auction method, whereas the winning bidder may elect to take one or both tracts for their high bid. The "Buyer's Choice" auction will continue until all farmland tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.



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Tract One 170 ACRES M/L

Tract 1 consists of approximately 170.00 acres m/l with an estimated 142.84 FSA cropland acres. This high-quality Adams County tillable farm offers approximately 85% tillable acres, with more than 72% of the tillable acres carrying a CSR2 rating of 80 or higher and an overall CSR2 rating of 73.4. Predominant soil types include Sharpsburg silty clay loam, Sharpsburg-Nira silty clay loams, and Macksburg silty clay loam.

The farm is leased for the 2026 growing season, with the lease terminated for the 2027 growing season. Farming rights will be available for the 2027 growing season. The property has benefited from above-average management, including regular soil sampling and fertilizer applications as needed, with more than \$30,000 invested in lime-applied fertilizer.

The tract features long, efficient rows conducive to ease of farming and convenient paved-road access. The farm offers gently rolling to rolling topography and an attractive combination of productive tillable acres, quality soils, efficient field layout, and strong accessibility.

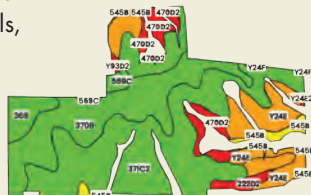
Located in Section 32 of Colony Township, Adams County, Iowa.

Net Taxes: \$3,925.25



**CSR2
73.4**

Tillable Soils



Code	Description	Acres	% of Field	CSR2	
371C2	Sharpsburg-Nira silty clay loams	64.48	45.14%	83	
370B	Sharpsburg silt clay loam	32.89	23.03%	91	
Y24E	Shelby loam	19.53	13.67%	41	
470D2	Lamoni-Shelby complex	8.61	6.03%	28	
368	Macksburg silty clay loam	5.49	3.84%	93	
545B	Zook-Ely-Gullied land complex	3.55	2.49%	64	
469C2	Lamoni-Clarinda-Shelby complex	2.67	1.87%	44	
222D2	Clarinda silty clay loam	2.39	1.67%	17	
569C	Nira-Clearfield complex	2.23	1.56%	78	
Weighted Average				73.4	

Tract Two 30 ACRES M/L

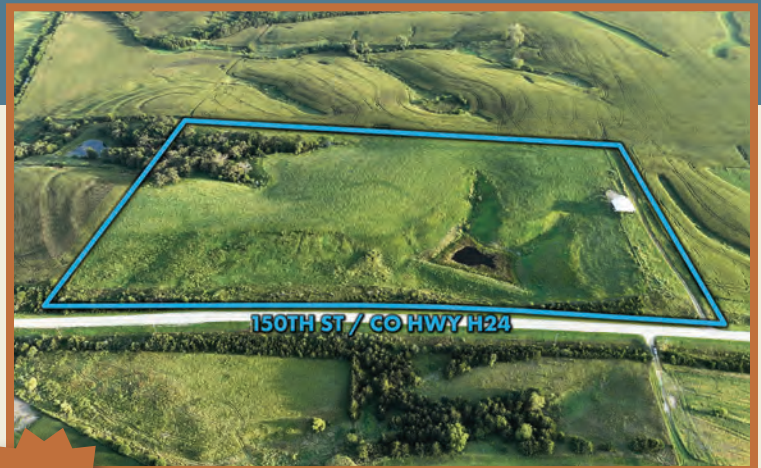
Tract 2 consists of approximately 30.00 acres m/l and offers an attractive combination of pasture, livestock functionality, and potential building opportunities. The tract includes approximately 15.74 acres identified as tillable, with the balance consisting primarily of pasture, a pond, and a barn with metal siding.

The existing barn, pond, and pasture acres provide an excellent setup for livestock use, while the tract's size and location create an appealing opportunity for a future homestead. The rolling topography provides several attractive building-site possibilities and lends itself especially well to a walkout ranch-style home, complemented by exceptional scenic views of the surrounding Adams County countryside.

The property features direct access from 150th Street / Highway H24, combining the privacy and setting of a rural acreage with the convenience of paved-road access. Whether utilized for livestock, pasture, or as the setting for a new country home, Tract 2 offers a versatile opportunity in a highly desirable rural setting.

The tract is located in Section 32 of Colony Township, Adams County, Iowa.

Net Taxes: \$600.75



**CSR2
63.7**

Tillable Soils

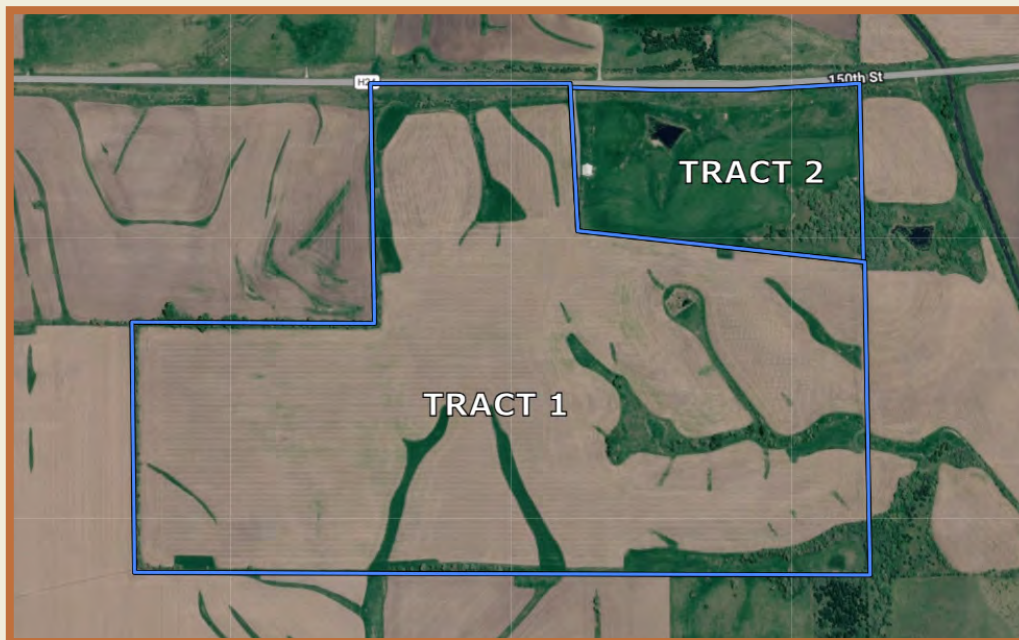


Code	Description	Acres	% of Field	CSR2	
371C2	Sharpsburg-Nira silty clay loams	8.21	52.19%	83	
Y24F	Shelby loam	5.69	36.16%	27	
370B	Sharpsburg silty clay loam	1.83	11.65%	91	
Weighted Average				63.7	



Property Location 150TH ST / CO HWY H24, PRESCOTT, IA 50859

From Creston, Iowa: From the intersection of Hwy 34 and S Sumner Ave in Creston, head north out of town and travel for about 1.5 miles. Take a left (west) onto IA-25 N/W Townline St and continue for 3 miles. Turn left (west) onto 150th St / Co Hwy H24 and travel for about 7 miles. Look for Peoples Company signage.



TRACT 1: 170 Acres M/L

142.84 FSA Cropland Acres
CSR2 73.4
85% Tillable

TRACT 2: 30 Acres M/L

15.74 Tillable Acres
Pasture
Pond
Barn
Acreage Site Potential



For more information about this auction or to view this listing online scan the QR code with your phone camera or visit

PeoplesCompany.com
Listing #19767



Auction Terms & Conditions

Adams County, Iowa Farmland Auction

200 Acres M/L
Offered as Two Tracts
Thursday, November 5, 2026 at 10:00 AM CT

Seller: Rick and Julie Schafer

Auction Location:

Prescott Eagle's Nest
813 1st St. | Prescott, IA 50859

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 tracts will be sold via Public Auction on Thursday, November 5, 2026, at 10:00 AM at the Prescott Eagle's Nest in Prescott, Iowa. The portfolio will be offered as two individual tracts using the "Buyer's Choice" auction method, whereas the winning bidder may elect to take one or both tracts for their high bid. The "Buyer's Choice" auction will continue until all farmland tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

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 Adams 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 Adams 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 Peoples Company Trust Account.

Closing: Closing will occur on or before Tuesday, December 15th, 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 Tenant's Rights.

Farm Lease: Both tracts are leased for the 2026 crop year. The current farm lease has been terminated; farming rights will be available for the 2027 growing season. Contact the listing agent for more information.

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 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.



113 W. Salem Avenue
Indianola, IA 50125



PeoplesCompany.com
Listing #19767



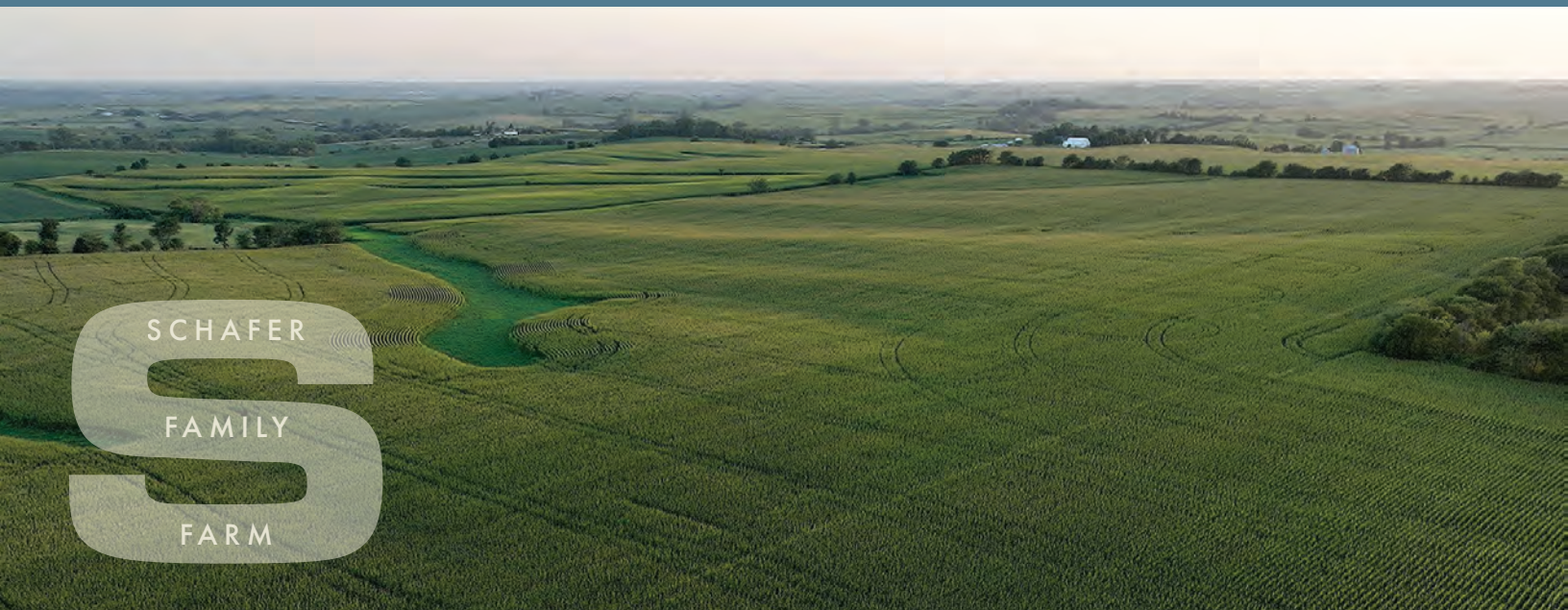
SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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