



MARSHALL COUNTY, IOWA

FARMLAND AUCTION

88.80± ACRES OFFERED IN 1 TRACT

Representing the Annette F. Williams Revocable Trust
270th St., Marshalltown, Iowa | Section 34 of LeGrand Township



Hawkeye
Real Estate







11am on Thursday, August 6th, 2026.

LeGrand Community Center | 206 N Vine St., LeGrand, Iowa 50142

United Country Hawkeye Farm Mgmt & Real Estate is proud to represent the Annette F. Williams Revocable Trust in the sale of this exceptional Marshall County, Iowa farm. The property will be offered as a single tract at live public action, with online bidding available.

Situated in a highly regarded farming area of Marshall County, this farm presents a rare opportunity to acquire nearly 100% tillable farmland with outstanding productivity. The property boasts an impressive 95 CSR2 average, reflecting the exceptional quality of the soils and the long-term agricultural value of the tract. The two predominant soil types are Muscatine Silty Clay Loam and Tama Silty Clay Loam, both widely recognized among Iowa producers for their productivity and strong yield potential.

In addition to its strong agricultural fundamentals, the farm includes a wind option lease agreement, providing potential for additional future income and long-term investment upside. The successful buyer will also receive a credit at closing equal to one-half of the 2026 cash rent, offering immediate financial benefit and enhancing the overall value of the acquisition.

For more information, contact Luke Nissen, ALC at (712) 304-4827 or Luke@uciowa.com.

Representing Attorney: Gary Schmit - Phelan Tucker Law, LLP.

PRODUCTIVE AG LAND:

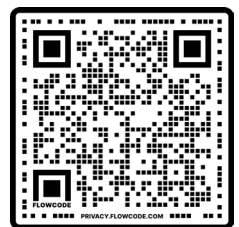
- 88.80± Net Surveyed Acres
- 88± Tillable Acres
- 95 CSR2 Average
- Wind Option Lease Agreement
- 4 Parcels | \$3,829 Est. Annual Tax

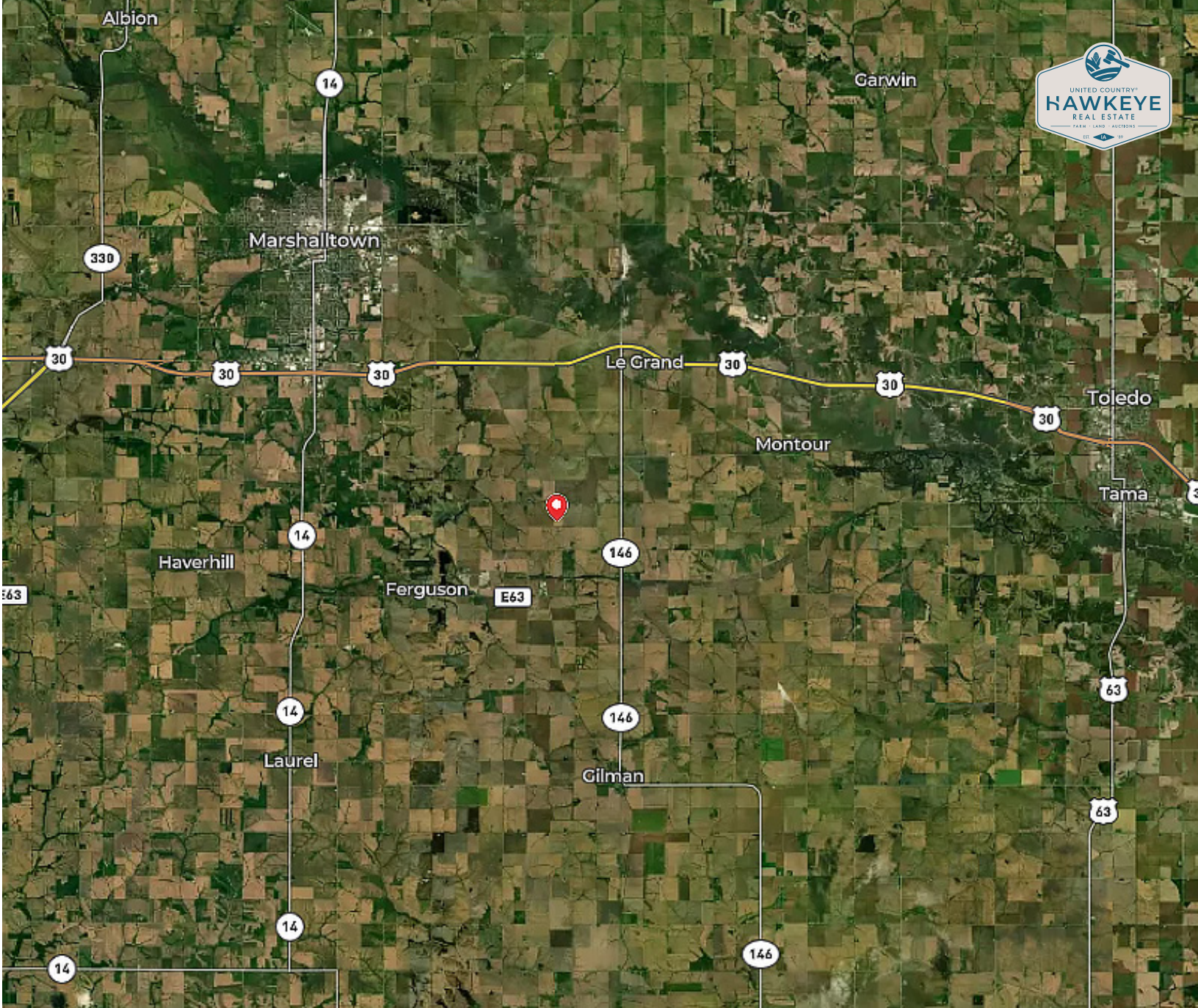
NOTE:

- Primary Soil Types:
- Muscatine Silty Clay Loam
 - Tama Silty Clay Loam

Full Possession: March 1st, 2027

SCAN FOR MORE
INFO





DIRECTIONS FROM FERGUSON, IA

From Ferguson, IA - heading East on 290th Street. Continue on 290th Street for two miles. Turn left heading North on Dillon Road. Continue on Dillon Road for two miles. Turn right heading East on 270th Street. Continue East on 270th Street for 1/2 mile. Farm is located on the South side of the road.



DIRECTIONS FROM LEGRAND, IA

From LeGrand, IA - heading South on Zeller Avenue. Continue on Zeller Avenue for three miles. Turn right heading West on 270th Street. Continue West on 270th Street for 1 1/2 miles. Farm is located on the South side of the road.



AERIEL VIEW FROM SOUTHEAST CORNER

Annette F. Williams Revocable Trust | LeGrand Township | Marshall County

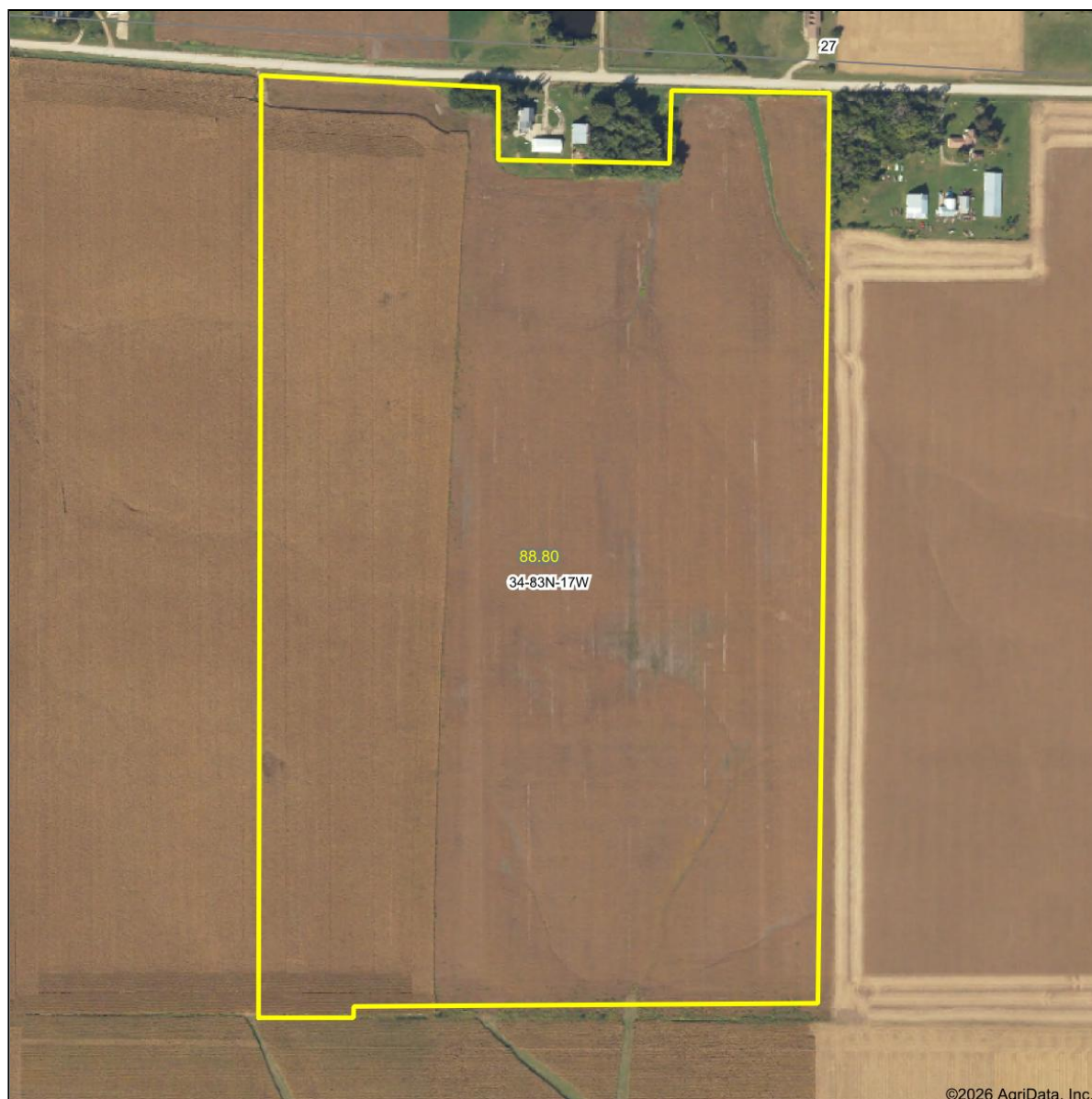




AERIEL MAP

Annette F. Williams Revocable Trust | LeGrand Township | Marshall County

Aerial Map



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Boundary Center: 41° 57' 36.54, -92° 48' 43.24

0ft 431ft 862ft

34-83N-17W
Marshall County
Iowa



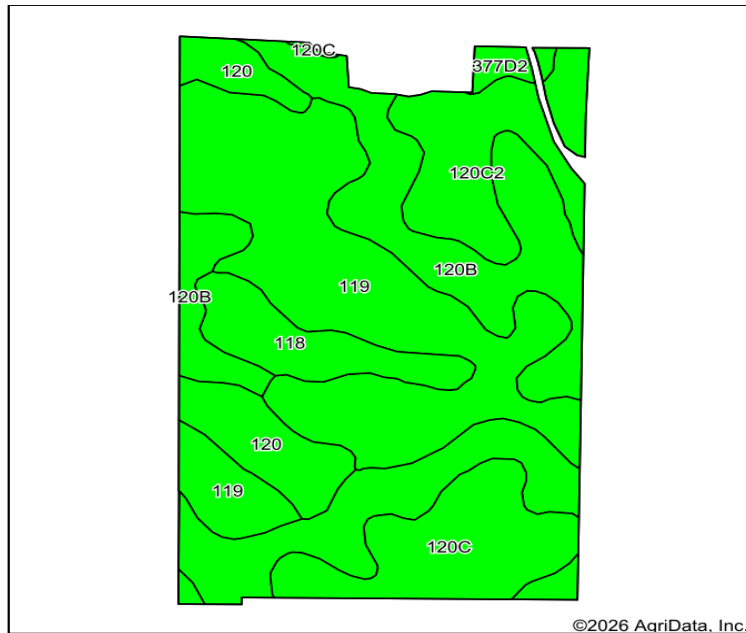
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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6/23/2026

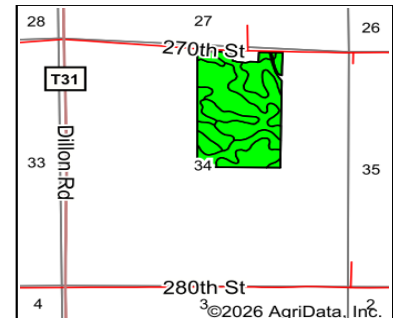


TILLABLE SOIL MAPS

Annette F. Williams Revocable Trust | LeGrand Township | Marshall County



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Marshall**
Location: **34-83N-17W**
Township: **Le Grand**
Acres: **88.22**
Date: **6/23/2026**



Hawkeye
Real Estate



Area Symbol: IA127, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Corn	*n NCCPI Soybeans
119	Muscatine silty clay loam, 0 to 2 percent slopes	29.63	33.5%		Iw	100	100	96	90
120B	Tama silty clay loam, 2 to 5 percent slopes	26.25	29.8%		Ile	95	95	96	79
120C	Tama silty clay loam, 5 to 9 percent slopes	9.86	11.2%		IIle	90	80	92	76
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	9.30	10.5%		IIle	87	78	88	69
120	Tama silty clay loam, 0 to 2 percent slopes	6.77	7.7%		I	100	100	94	78
118	Garwin silty clay loam, 0 to 2 percent slopes	5.39	6.1%		IIw	90	95	90	72
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	1.02	1.2%		IIle	62	63	77	60
Weighted Average					1.82	95	93.2	*n 94	*n 80.6

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



FSA 156EZ AERIAL MAP

FARM #5408 | TRACT 9247 | 2026 PROGRAM YEAR



United States
Department of
Agriculture

Marshall County, Iowa

Farm 5408

Tract 9247



 Tract Boundary  Cropland
 Noncropland

Tract Cropland Total: 110.99 acres

2026 Program Year
Phy. County: Marshall, IA
2023 imagery

Wetland Determination Identifiers
● Restricted Use
▲ Limited Restrictions
■ Exempt from Conservation
■ Compliance Provisions

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Ft

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Since 1989, we've helped Iowa landowners maximize value and achieve their goals with personalized service, innovative marketing, and boots-on-the-ground expertise.

We're landowners, farmers, and outdoor enthusiasts ourselves — we understand what your land means to you because it means the same to us. Whether you're selling the family farm, buying hunting ground, or looking for investment land, we're here to help with honest advice and creative solutions.



LUKE NISSEN, ALC
IOWA LAND SPECIALIST
(712) 304 - 4827
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Investment Properties



Farm Management



Auctions



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AUCTION TERMS AND CONDITIONS

Seller: Annette F. Williams Revocable Living Trust

Representing Attorney: Gary Schmit – Phelan Tucker Law, LLP.

Sale Date: Auction will be held Thursday, August 6, 2026 at 11:00 AM at the LeGrand Community Center 206 North Vine Street, LeGrand, IA 50142

Approval of Bids: Seller is serious about selling this property at auction but does reserve the right to accept or reject the final bid. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer and Seller. Conduction of the auction and increments of bidding are at the direction and discretion of United Country Hawkeye Farm Mgmt & Real Estate and/or the auctioneers.

Tracts: Farm will be sold in one individual tract. 88.80 +/- Net Surveyed Tax Acres

Auction Method: The property will be sold on a price per acre basis based on net surveyed tax acres. The auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Online Bidding Process: To participate in the bidding process, please register at <http://uciowa.bidwrangler.com/>. Interested bidders can access the real time auction through our brokerage's auction platform via the Internet. By using this online auction platform, bidders recognize that internet performance can be unpredictable and may occasionally affect access, result in downtime, or lead to slow connections to the platform. Bidders agree that United Country Hawkeye Farm Mgmt & Real Estate, along with its affiliates, members, officers, shareholders, agents, or contractors, cannot be held responsible for any connectivity issues or disruptions that bidders may encounter while using the online auction platform.

Bidder Registration: Prospective bidders must register with United Country Hawkeye Farm Management & Real Estate and receive a bidder number to bid at the auction. All online bidders must be approved prior to the auction starting. Be sure to allow ample time for registration approval. United Country Hawkeye Farm Mgmt & Real Estate and its representatives act as agents for the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the auction sale transaction.

FSA: All FSA information, maps, field boundaries and acres are presumed accurate based on the best available information and knowledge of the seller and United Country Hawkeye Farm Mgmt & Real Estate.

Mineral Rights: All mineral rights, if any, owned by the Seller will be conveyed to the Buyer.

Wind Rights: Seller has entered into a binding wind option lease agreement with Invenergy Wind Development, LLC., which will be conveyed to the buyer. Buyer should do their own due diligence prior to the auction to understand terms of the lease. Seller will assign rights to any & all payments beginning January 1, 2027.

As is-where is: Property is sold "AS IS-WHERE IS" and the Buyer should take time to examine this property thoroughly and rely on their own judgement. The only guarantee from the Seller is a valid, good, and marketable title to the property. Neither the Seller, United Country Hawkeye Farm Mgmt & Real Estate, or the

Auctioneers are giving any warranties other than a clear title. Buyer must conduct their own inspections at their own expense prior to bidding at the auction. The winning bidder may obtain financing or use 1031 exchange funds to complete the purchase; however, the final purchase is NOT contingent upon the buyer's ability to secure financing, obtain an appraisal, or complete a 1031 exchange. Auctioneers, United Country Hawkeye Farm Mgmt & Real Estate, or its agents are not responsible for any representation made by Seller or their employees and are not responsible for accidents on the sale property should any occur. Contact United Country Hawkeye Farm Mgmt & Real Estate at 641-932-7796 or Luke Nissen, ALC at 712-304-4827 for a private showing prior to day of sale.

Taxes: Taxes will be pro-rated to the date of closing and based on tax estimates as provided per Marshall County Treasurer.

Possession: Possession will be given on March 1, 2027. Buyer will receive credit at closing for ½ the 2026 cash rent payment in the amount of \$14,080.

Subject to: The sale of this property is subject to any and all easements of record, covenants, restrictions of record and leases.

Contract and Earnest Payment: Buyer and Seller will enter a standard format Contract for the Sale of Real Estate on the day of auction. Contract will call for 10% earnest money on the day of sale to be held in Hawkeye Farm Mgmt & Real Estate Trust in the form of a personal, corporate or cashier's check with the balance of the purchase price due, in certified funds, at closing on or before September 8, 2026. Contracts will contain no financing or inspection contingencies and Buyer must have their own financing and make their own inspections prior to bidding at this auction. Seller will provide abstract continued through date of sale to Buyer's attorney for title opinion and deliver title by General Warranty Deed. Buyer will be responsible for their own mortgage policies of title insurance (if applicable). The 2025-2026 Property taxes will be prorated. Exact legal to come from survey and abstract. Buyer is responsible for their own investigation of property and/or zoning for their intended use.

Day of Auction: Announcements made by the United Country Hawkeye Farm Mgmt & Real Estate and Auctioneers ahead of or during the time of sale take precedence over any previously printed materials or any oral statements made. The sale will be controlled by the auctioneer. United Country Hawkeye Farm Mgmt & Real Estate and Auctioneers represent the Seller only. If a tie or dispute occurs between two or more bidders, the Auctioneer may re-open the bidding at the Auctioneer's sole discretion and shall serve as the sole arbiter as to who is or is not allowed to bid. Auctioneer reserves the right to reject any bid that is only a fraction advance over the preceding bid, to regulate bidding and to accept or reject any or all bids. Auctioneer reserves the right to enter bids on behalf of absentee/phone bidders as well as the Seller. Any and all decisions of Auctioneer regarding the conduct of the auction shall be final without liability to any party.

Agency: Auction Company, United Country Hawkeye Farm Mgmt & Real Estate, Auctioneer and their representatives are exclusive agents of the Seller. Listing Agent is distant relation to one of the Sellers. Jon Hjelm with the Acre Company acts as the Auctioneer.

THE BIDDING WILL ONLY LAST A FEW MINUTES, AND THE AUCTIONEER HAS FINAL SAY.



HAWKEYE

— REAL ESTATE —

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