

218.17 Acres • Appanoose County, IA

Farmland Auction

Tuesday, October 20, 2026 – 11:00 a.m.

Westbridge Inn & Suites • Centerville, IA



OWNER: Monica R Caron Trust



Pifer's

605.271.7730

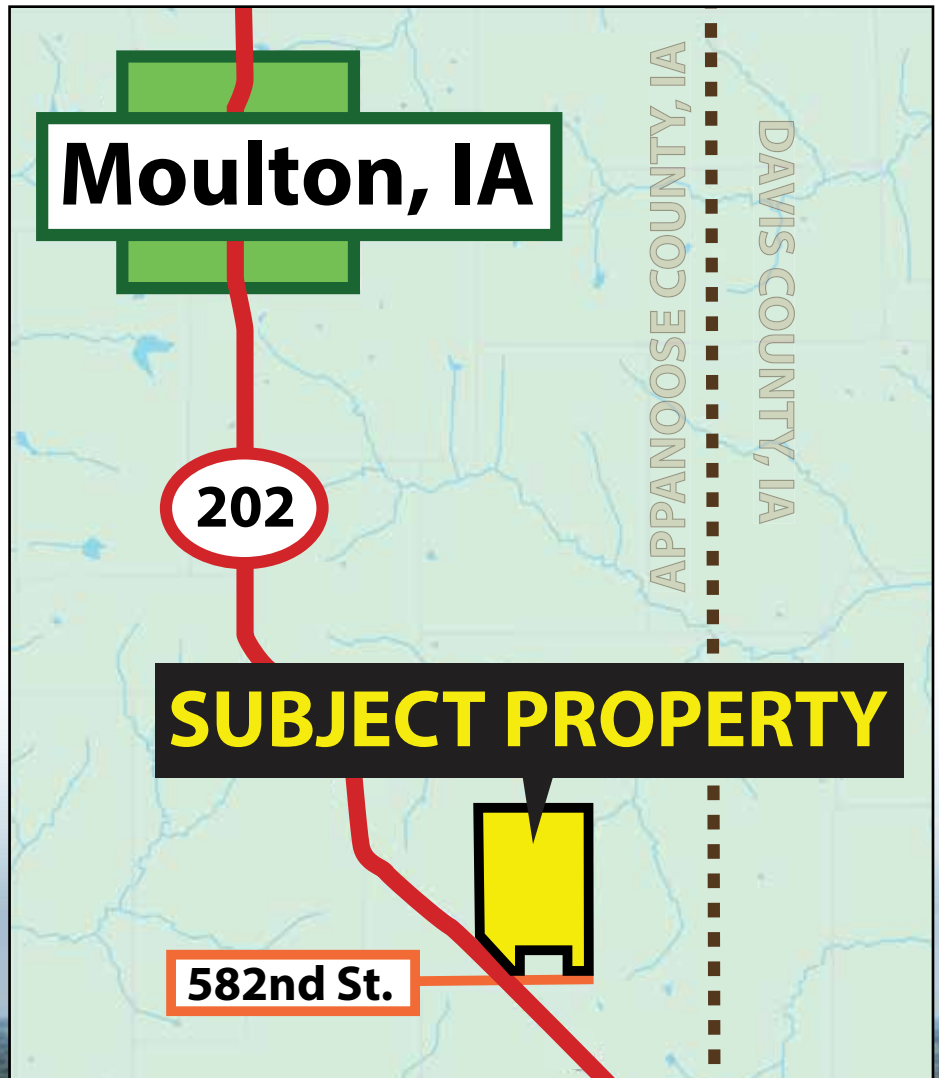
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INTRODUCTION

Auction Note: Don't miss this opportunity to purchase 218.17 +/- acres of productive Appanoose County, IA farmland offering an outstanding combination of income-producing cropland, recreational opportunities, and long-term investment potential. Beyond its farming potential, this property offers exceptional recreational appeal. Multiple wooded draws, two ponds, and abundant wildlife create outstanding hunting opportunities. The timber provides excellent habitat for resident whitetail deer and wild turkey, making this an ideal property for both agricultural investors and outdoor enthusiasts. Whether you're looking to expand your farming operation, secure a quality land investment with immediate income, or purchase a property that combines productive farmland with exceptional recreational opportunities, this Appanoose County farm deserves your attention!

Property Highlights

- 218.17 +/- Total Acres
- 170 +/- Crop Acres
- Current Annual Rental Income: \$40,800
- Farm Lease Expires: December 31, 2026
- Average CSR2: 44.8
- Terraced and Tiled Cropland
- Two Ponds
- Mature Wooded Acreage
- Excellent Deer and Turkey Hunting
- Outstanding Combination of Income, Recreation & Investment Value



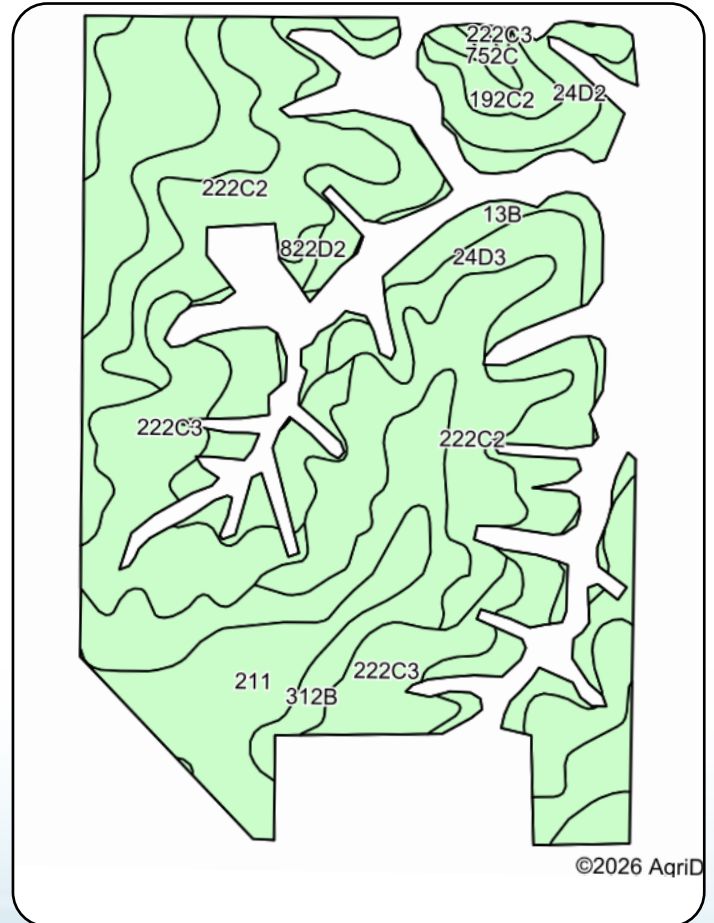
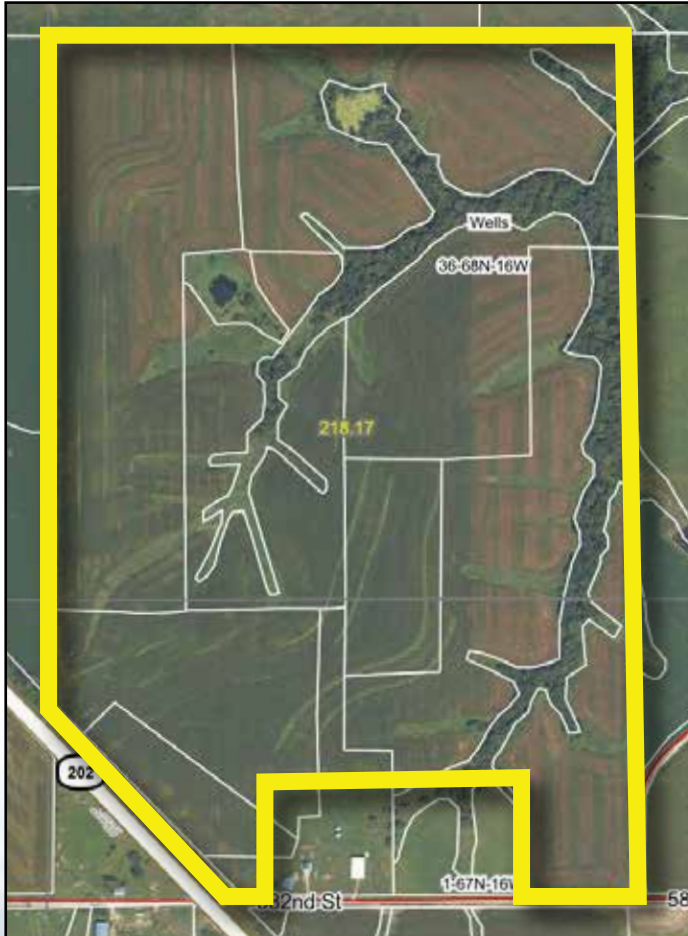
Chris Bair | 605.271.7730 • cbair@pifers.com

Pifer's

28020 Boondock Ave. • Worthing, SD 57077

PROPERTY INFORMATION

Acres: 218.17 +/-
Legal: Part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$ & Part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ in 1-67-16 and SW $\frac{1}{4}$ in 36-68-16
Crop Acres: 170 +/-
Wooded Acres: 26.78 +/-
Taxes (2026): \$3,244.00



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	33.93	19.6%	IVw	28
312B	Seymour silt loam, 2 to 5 percent slopes	31.26	18.2%	IIIe	64
222C3	Clarinda soils, 5 to 9 percent slopes, severely eroded	27.11	15.8%	Vle	31
211	Edina silt loam, 0 to 1 percent slopes	26.71	15.5%	IIIw	59
24D3	Shelby soils, 9 to 14 percent slopes, severely eroded	20.23	11.8%	IVe	45
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	12.20	7.1%	IIIe	45
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	8.68	5.0%	IVe	10
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	8.36	4.9%	IIw	79
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	2.70	1.6%	IIIe	29
752C	Lineville silt loam, dark variant, 5 to 9 percent slopes	0.79	0.5%	IIIe	71
Weighted Average					44.8

PROPERTY PHOTOS



PROPERTY PHOTOS



TERMS & CONDITIONS

I. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder you will be required to complete and sign a standard Real Estate Purchase Agreement.

B. If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before 12/4/26. After the auction sale you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

II. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or his designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

III. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before December 4, 2026, or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Pifer Group Inc, dba Pifer's Auction & Realty and the Seller assumes that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is," "where is" condition. The buyer agrees to hold The Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. and the sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by buyer is strongly recommended.

IV. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Purchaser's earnest money deposit.

V. Closing

At closing, Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Any fees and closing cost regarding determination of title will be paid by the Purchaser.

TERMS & CONDITIONS

VI. Showing of Property

Showing of property will be held by appointment only. WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF. It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

VII. Right of First Refusal

Prospective bidders are hereby notified that the Appanoose County, Iowa property being offered at auction is subject to a recorded Right of First Refusal.

Under the recorded agreement, if the Seller accepts an offer to purchase the property, the holder of the Right of First Refusal ("Grantee") has the right to purchase the property on the same terms and conditions as the accepted offer. The Seller is required to provide the Grantee with a copy of the executed purchase offer, and the Grantee has fifteen (15) days after receipt of that offer to exercise the Right of First Refusal in writing.

If the Grantee does not exercise the Right of First Refusal within the fifteen (15) day period, and the Seller conveys the property to the original purchaser within ninety (90) days on the same terms and conditions, the Right of First Refusal shall automatically lapse and become null and void, as provided in the recorded agreement.

The auction will be conducted in accordance with the Terms and Conditions published in the auction catalog. All bidders are encouraged to read and understand those terms prior to bidding.

The successful high bidder at the auction will be required to immediately enter into the Seller's standard Real Estate Purchase Agreement and submit the required 10% earnest money deposit at the time of contract signing.

If the holder of the Right of First Refusal timely exercises their right to purchase the property under the recorded agreement, the purchase agreement with the successful auction bidder will be terminated, and the bidder's earnest money deposit will be returned in full. Neither the Seller nor Pifer's Auction & Realty shall have any further obligation to the successful auction bidder other than the return of the earnest money deposit.

By registering and bidding at this auction, all bidders acknowledge that they have received this disclosure and agree to bid subject to the recorded Right of First Refusal and all published Terms and Conditions of the auction.

VIII. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Auctioneer, Kevin D. Pifer of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Pifer's Auction & Realty.

We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids.

This sale is managed by Pifer's Auction & Realty, IA #F06650000, Chris Bair, IA #S73541000.

Pifer's

605.271.7730



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