

FARMLAND AUCTION

239

ACRES M/L

OFFERED IN TWO SEPARATE TRACTS

**CHICKASAW COUNTY
IOWA**

THURSDAY, NOVEMBER 18TH, 2021 | 10:00 AM

FREDERICKSBURG COMMUNITY CENTER | 151 W MAIN STREET | FREDERICKSBURG, IOWA

STANLEY & LOIS

ELLISON
TRUST

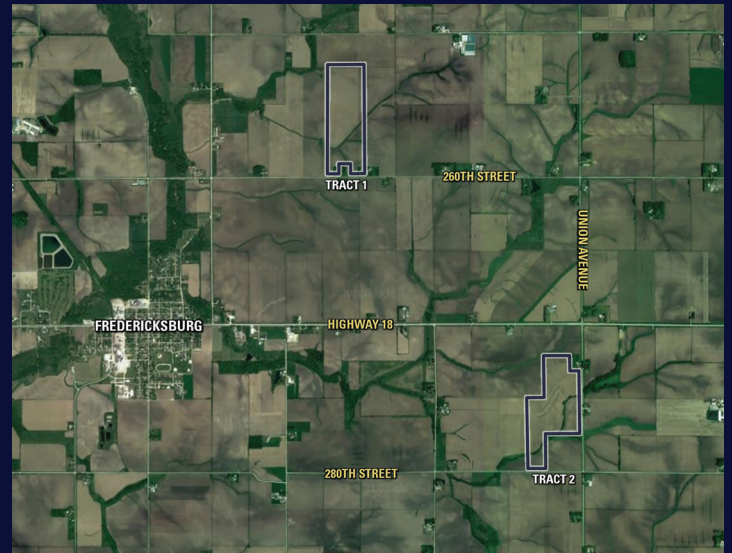
FARMLAND AUCTION

LISTING #15809

Mark your calendar for Thursday, November 18th, 2021! Farmland is a tightly held asset with ownership often transferring from generation to generation and rarely available to the public. Peoples Company is pleased to announce the Ellison family farm will be made available and sold via public auction. The auction will consist of 239 acres m/l to be sold in two separate tracts on Thursday, November 18th, 2021 at 10:00 AM in the Fredericksburg Community Center in Fredericksburg, Iowa.

These tracts would be an excellent add-on to an existing farm operation, a great opportunity for a beginning farmer, or a smart investment for the investor Buyer looking to diversify their portfolio. There are several competing grain marketing outlets in the surrounding area including a variety of ethanol plants and grain elevators. Farm leases have been terminated and the tracts are open for the 2022 crop season. Tract 1 is located northeast of Fredericksburg along 260th Street in Section 5 of Fredericksburg Township and Tract 2 is located east of Fredericksburg along Union Avenue and 280th Street in Section 16 of Fredericksburg Township.

The farmland will be offered via public auction as two individual tracts via the "Buyer's Choice" auction method through a live in-person auction. Online bidding is available as well. The auction will take place at 10:00 AM at Fredericksburg Community Center, 151 W Main Street, Fredericksburg, Iowa. With the "Buyers Choice" auction method the high bidder can take, in any order, one or both tracts for their high bid. "Buyer's Choice" auctioning will continue until both tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety or any combination at the conclusion of the auction.



TRACT 1: 116 ACRES M/L WITH 114.20 FSA CROPLAND ACRES CARRYING A CSR2 VALUE OF 87.1

TRACT 2: 123 ACRES M/L WITH 119.39 FSA CROPLAND ACRES CARRYING A CSR2 VALUE OF 81.4

CONTACT

CHASE DUESENBERG

641.529.0562

Chase@PeoplesCompany.com

TRAVIS SMOCK

319.361.8089

Travis@PeoplesCompany.com

Not able to make it to the live auction but still want to bid?

No problem!

Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



TRACT ONE

260TH STREET, FREDERICKSBURG, IA 50630



Tract 1 will be sold as 116 acres m/l and consists of 114.2 NHEL FSA cropland acres carrying a CSR2 of 87.1. The primary soil types include highly productive Floyd, Ostrander, and Clyde loams. The current farm lease has been terminated and the farming rights are available for the upcoming 2022 season. This tract is located northeast of Fredericksburg, Iowa along 260th Street in Section 5 of Fredericksburg Township with close proximity to US Highway 18.

Directions

From Fredericksburg, Iowa: Travel east out of town on 270th Street until reaching Roanoake Avenue. Turn left (north) on Roanoake Avenue for 1 mile until reaching 260th Street. Turn right (east) onto 260th Street for 3/4 mile and Tract 1 will be located on the north side of the road. Look for the Peoples Company signs.

Farm Details

FSA Cropland Acres: 114.2

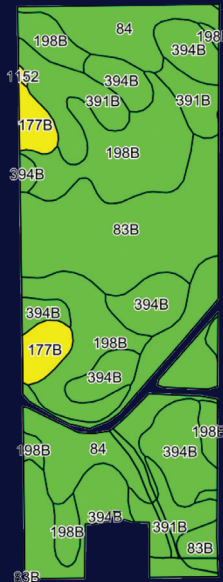
Corn: 56.3 base acres with a PLC Yield of 152

Soybeans: 57.9 base acres with a PLC Yield of 45

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
198B	Floyd loam	26.82	23.5%		89
394B	Ostrander loam	26.12	22.9%		88
84	Clyde clay loam	21.68	19.0%		88
83B	Kenyon loam	21.36	18.7%		90
391B	Clyde-Floyd complex	13.53	11.8%		87
177B	Saude loam	4.57	4.0%		55
1152	Marshan clay loam	0.12	0.1%		54

Weighted Average 87.1



TRACT TWO

UNION AVENUE & 280TH STREET, FREDERICKSBURG, IA 50630



Tract 2 will be sold as 123 acres m/l and consists of 119.39 NHEL FSA cropland acres carrying a CSR2 of 81.4. The primary soil types include highly productive Floyd, Kenyon, and Clyde loams. The current farm lease has been terminated and the farming rights are available for the upcoming 2022 season. Tract 2 is located east of Fredericksburg, Iowa along Union Avenue and 280th Street in Section 16 of Fredericksburg Township with close proximity to US Highway 18.

** An electrical line and pipeline easement are currently in place on Tract 2 (Contact agent for more information)*

Directions

From Fredericksburg, Iowa: Travel east out of town on 270th Street / US Highway 18 for 3 until reaching Union Avenue. Turn right (south) on Union Avenue for 1/2 mile and Tract 2 is located on the west side of the road. There is additional road frontage along 280th Street. Look for the Peoples Company signs.

Farm Details

FSA Cropland Acres: 119.39

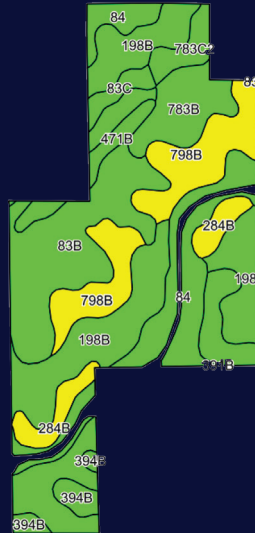
Corn: 74.8 base acres with a PLC Yield of 152

Soybeans: 42.6 base acres with a PLC Yield of 45

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
198B	Floyd loam	33.67	28.2%		89
83B	Kenyon loam	22.58	18.9%		90
84	Clyde clay loam	17.47	14.6%		88
798B	Protivin loam	16.64	13.9%		61
783B	Cresco loam	7.87	6.6%		73
394B	Ostrander loam	7.36	6.2%		88
284B	Flagler sandy loam	5.55	4.6%		49
471B	Oran loam	3.11	2.6%		74
783C2	Cresco loam	3.07	2.6%		78
83C	Kenyon loam	2.07	1.7%		85

Weighted Average 81.4



TERMS & CONDITIONS

Online Bidding

Register to bid at

<http://peoplescompany.bidwrangler.com/>

Auction Method

Both tracts will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take, in any order, one or both tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until both tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Tract 1: 116 Acres M/L

Tract 2: 123 Acres M/L

Bidder Registration

All prospective bidders must register with Peoples Company and receive a bidder number in order 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.

Farm Program Information

Farm Program Information is provided by the Chickasaw 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 Chickasaw 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 Dillon Law Trust Account.

Closing

Closing will occur on or before Thursday, January 6th, 2022. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession

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

Farm Lease

The farms are currently leased for the 2021 cropping season, but the lease has been terminated and will be open for the 2022 crop season.

Contract & Title

Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Dillon Law the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

Fences

Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. 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 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. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made 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 own investigation of the property prior to 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 Abstract.

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

NOVEMBER 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

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