

120 ACRES M/L

LAND AUCTION LAND AUCTION

Fayette County **IOWA** LAND AUCTION

89.1 CSR2

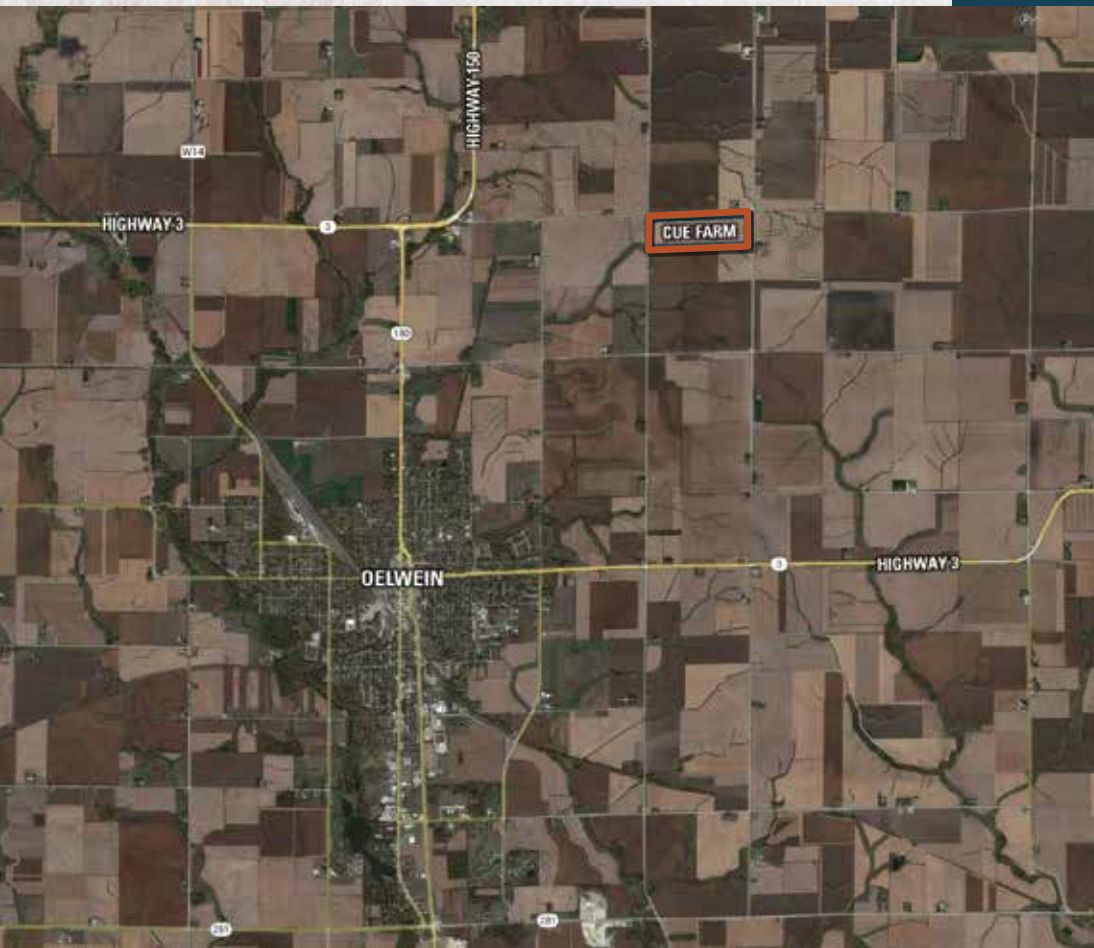


WEDNESDAY, JUNE 29TH | 10:00 AM | OELWEIN AMERICAN LEGION

Travis Smock | **319.361.8089**
Travis@PeoplesCompany.com

LISTING
#16206

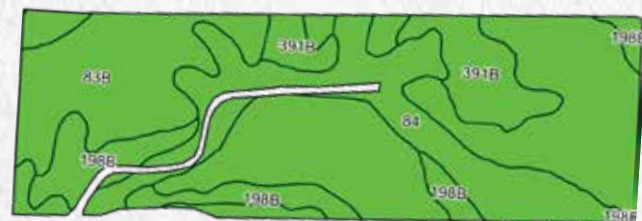
PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.



DIRECTIONS

From Oelwein, travel north on Highway 150 for 2 miles to the Highway 3 intersection. Head east on Highway 150 for 0.4 mile to the 60th Street intersection along the curve. Travel east on 60th Street for 1.4 miles to Neon Road. The farm is located at the southeast corner of the intersection with frontage along Neon Road, 60th Street, and N Avenue.

Code	Soil Description	Acres	% of Field	CSR2
83B	Kenyon loam	61.86	55.3%	90
84	Clyde clay loam	27.20	24.3%	88
198B	Floyd loam	12.31	11.0%	89
391B	ClydeFloyd complex	10.47	9.4%	87
Weighted Average				89.1



AUCTION DETAILS

Fayette County Land Auction
120 Acres M/L
Wednesday, June 29th, 2022
10:00 AM Central

Seller: Nickolas Cue

Auction Location:
American Legion Post 9 - Oelwein
108 1st Street SW
Oelwein, Iowa 50662

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

Auction Method: The farmland will be sold as one individual tract on a price per acre basis to the High Bidder.

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 check or wire transfer. All funds will be held in the Roberts & Eddy, PC Trust Account.

Closing: Closing will occur on or before Tuesday, August 2nd, 2022. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

Closing Attorney: Closing will be overseen by Brian Eddy of Roberts & Eddy, PC

DESCRIPTION

Peoples Company is offering 120 acres m/l of excellent quality Fayette County, Iowa farmland located just northeast of Oelwein. The farm will be offered at public auction in one individual tract on Wednesday, June 29th at 10:00 AM Central at the American Legion in Oelwein, Iowa. This well-tiled farmland consists of 111.84 FSA Cropland acres carrying a CSR2 of 89.1 with the major soil types being Kenyon and Clyde clay loams. Recent waterway and tile improvements have been done to create an outstanding opportunity for a farmer

looking to add to their operation or an investor looking for a high-quality property to add to their portfolio. The farm is leased for the 2022 season and the second half rent payment will be paid to the Buyer. Three quarter mile long rows with multiple wide drives along the three road frontages make this land a farmer's dream. Don't miss your only opportunity to own this farm which is located along Neon Road, 60th Street, and N Avenue, Jefferson Township, Oelwein, Iowa.

89.1 CSR2



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

Easement: There is a pipeline easement that runs diagonally through a portion of the property.

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

Farm Lease: The farm is leased for the 2022 cropping season. A second-half lease payment will be paid to the Buyer. Contact Agent for details.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

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. 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 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.

2300 Swan Lake Boulevard, Ste 300
Independence, IA, 50644



PeoplesCompany.com

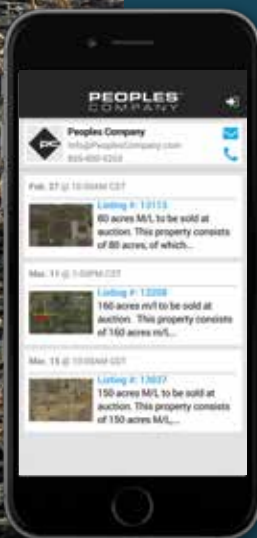


SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

Fayette County

LAND AUCTION

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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.



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