

Tuesday, June 28th, 2022 | 10:00 AM

80.00 Acres

WRIGHT COUNTY | IOWA

LAND AUCTION



Chase Duesenberg
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The Red Shed Event Center | 908 2nd Street Northwest, Clarion, IA 50525



Details:

FSA Cropland Acres: 77.49

Corn: 57.75 Base Acres with a PLC Yield of 149

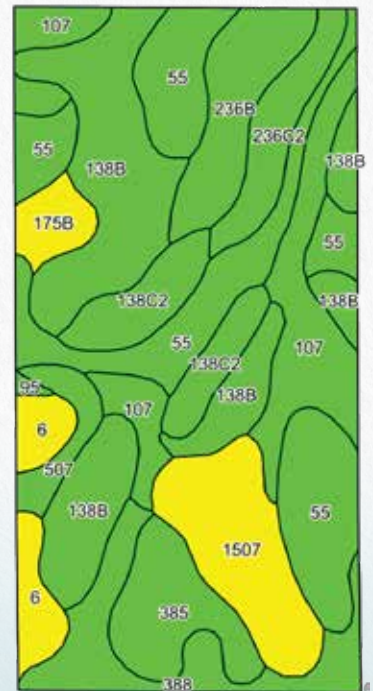
Soybeans: 19.25 Base Acres with a PLC Yield of 54

Directions:

From Clarion, Iowa: Travel east out of Clarion on Iowa Highway 3 for 5 miles taking a slight right onto 220th Street for 1 mile. The farm will be located on the left (north) side of the road marked with a Peoples Company sign.

Code	Soil Description	Acres	% of Field	CSR2
138B	Clarion loam	16.35	21.1%	89
55	Nicollet clay loam	15.79	20.4%	89
107	Webster clay loam	9.14	11.8%	86
1507	Brownnton silty clay loam	6.78	8.7%	62
388	Kossuth silty clay loam	5.48	7.1%	86
236B	Lester loam	4.83	6.2%	85
138C2	Clarion loam	4.63	6.0%	83
385	Guckeen clay loam	4.61	5.9%	76
236C2	Lester loam	3.26	4.2%	76
6	Okoboji silty clay loam	2.99	3.9%	59
175B	Dickinson fine sandy loam	1.73	2.2%	51
507	Canisteo clay loam	1.72	2.2%	84
95	Harps clay loam	0.18	0.2%	72

Weighted Average 82



WRIGHT
COUNTY IOWA



Description

Mark your calendar for Tuesday, June 28th, 2022! Peoples Company is honored to represent the Ruth A. Willey Trust in the sale of 80 total acres m/l located east of Clarion, Iowa. The farmland will be offered via Public Auction as one tract and will take place at 10:00 AM at the Red Shed Event Center in Clarion, Iowa.

The farm is nearly 100% tillable including 77.49 FSA cropland acres carrying a CSR2 of 82. The soil types on this farm are some of the best in Iowa, including Clarion Loam, Nicollet Clay Loam, and Webster Clay Loam. Farmland acres are designated as NHEL (Non-Highly Erodible Land) and private tile has been installed. A wetland determination has been completed on the property and the tract has been deemed "prior converted" or PC which would allow for current drainage tile to be maintained

and new drainage tile to be installed on the farm without any restrictions.

The tract has great access to Iowa Highway 3 & US Highway 69 with several competing grain marketing options located nearby. The farm has been leased for the 2022 crop season and the winning bidder will receive credit at closing for the second half cash rent payment in the amount of \$10,250. The property is located in Section 31 of Iowa Township in Wright County, Iowa.

The land auction can also be viewed through our Virtual Online Auction platform with online bidding, via the Peoples Company website or you can follow along live through our Facebook page on the day of the sale.

80 ACRES

12119 Stratford Drive, Suite B
Clive, IA 50325



PeoplesCompany.com



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

Auction Details

Wright County Land Auction
80 Acres M/L
Tuesday, June 28th, 2022
10:00 AM

Seller: Ruth A. Willey Trust

Auction Location:
The Red Shed Event Center
908 2nd Street Northwest
Clarion, IA 50525

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 Wright 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 Wright 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 a check or wire transfer. All funds will be held at SettleUp.

Closing: Closing will occur on or before Thursday, August 4th, 2022. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

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



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.



Farm Lease: The farm is leased for the 2022 cropping season. The Buyer(s) will receive a credit for the second half payment of the cash rent at closing. Contact agent for details.

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

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 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.