

Tuesday, June 28th, 2022 | 3:00 PM

320 Acres

# Howard County IOWA

LAND AUCTION  
OFFERED IN THREE TRACTS

**Chase Duesenberg**  
641.529.0562  
Chase@PeoplesCompany.com

**Steve Bruere**  
515.222.1347  
Steve@PeoplesCompany.com



Riceville Community Center | 119 West Main Street | Riceville, IA 50466



## Description

Howard County, Iowa Land Auction – Mark your calendar for Tuesday, June 28th, 2022! Peoples Company is pleased to offer one of those rare occasions where farmland that has been owned by the Willey family since the early 1950s will be made available and sold via public auction. The auction will consist of 320 acres m/l to be sold in three separate tracts on Tuesday, June 28th, 2022 at 3:00 PM at the Riceville Community Center in Riceville, Iowa.

**TRACT 1** consists of 160 acres m/l with 154.43 FSA cropland acres carrying a CSR2 value of 82

**TRACT 2** consists of 156 acres m/l with 149.5 FSA cropland acres carrying a CSR2 value of 84.4

**TRACT 3** consists of 4 surveyed acres featuring a vacant single-family 2-story house and multiple outbuildings, pole barns, sheds, and grain bins. Open House - Scheduled for Thursday, June 16th & 23rd from 5:00 P.M. - 7:00 P.M.

## Directions:

From Riceville, Iowa: Travel south on County Highway T68 / Addison Avenue for 3.5 miles to 150th Street. Turn left (east) on 150th Street for 1 mile and the property will be located on the left (north) side of the road marked with Peoples Company signs.

These tracts would be a great add-on to an existing farm operation, an affordable tract for a beginning farmer, or a smart investment for the buyer looking to diversify their portfolio. Each farm has great access to paved roads with several competing grain marketing options located nearby. Conservation practices have been actively applied with CRP waterways paying \$300 per acre. The farm is leased for the 2022 crop season and the winning bidder will receive credit at closing for the second half cash rent payment. The property is located south of Riceville, Iowa in Section 17 of Afton Township.

Mark your calendars to be with us Tuesday, June 28th for this opportunity to own Iowa farmland! The land will be sold as three individual tracts. Tracts 1 & 2 will be sold on a price per acre basis and Tract 3 will be sold on a whole dollar amount. 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.

## Details:

FSA Cropland Acres: 305.20

Corn: 279.50 Base Acres with a PLC Yield of 145

Soybeans: 13.50 Base Acres with a PLC Yield of 47

**320 Acres**

**OFFERED IN THREE TRACTS**



## Description

Tract 1 consists of 160 acres m/l with approximately 154.43 FSA tillable acres carrying a CSR2 of 82. Primary soil types include Floyd and Bassett loam. A wetland determination has been completed on Tract 1 and has been deemed “prior converted” or PC, allowing for current drainage tile to be maintained and new drainage tile to be installed on the farm without any restrictions.

Private drainage tile has been installed on the farm with wide driveways in place, allowing sufficient access for larger equipment. Conservation practices have been actively applied to Tract 1 with a CRP waterway consisting of 3 acres. The contract includes CRP practice CP8A with an annual payment of \$900 or \$300 per acre. The property is located south of Riceville in Section 17 of Afton Township, Howard County, Iowa.

## Details:

**FSA Cropland Acres:** 154.43

**Corn:** 141.41 Base Acres (Estimated) with a PLC Yield of 145

**Soybeans:** 6.83 Base Acres (Estimated) with a PLC Yield of 47

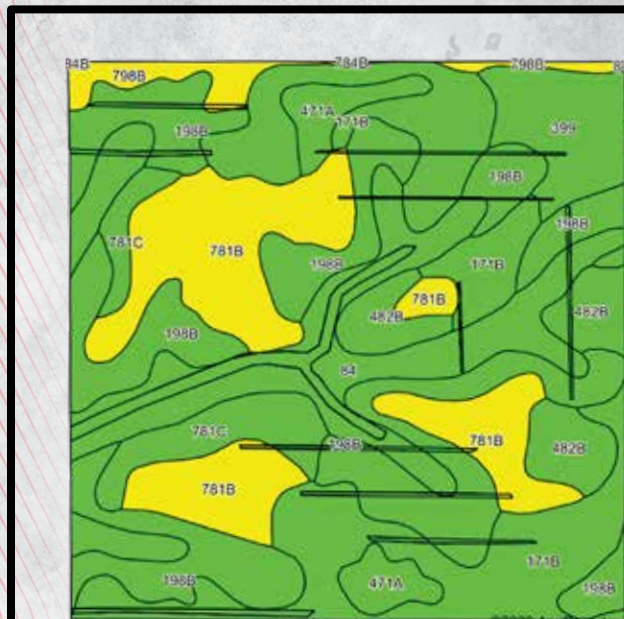
Farm is enrolled in ARC-CO

**Acres:** 160.00 Acres M/L

**School District:** Riceville Community School District

**Net Taxes:** \$3,812.00

**CSR2:** 82.00



Code	Soil Description	Acres	% of Field	CSR2
198B	Floyd loam	40.31	26.1%	89
171B	Bassett loam	31.95	20.7%	85
781B	Lourdes loam	26.34	17.1%	68
84	Clyde silty clay loam	23.80	15.4%	88
482B	Racine loam	8.62	5.6%	76
781C	Lourdes loam	7.39	4.8%	71
399	Readlyn silt loam	7.38	4.8%	91
471A	Oran loam	4.95	3.2%	79
798B	Protivin loam	3.60	2.3%	61
784B	Riceville loam	0.09	0.1%	68

**Weighted Average 82**



## Description

Tract 2 consists of 156 acres m/l with approximately 149.5 FSA tillable acres carrying a CSR2 of 84.4. Primary soil types include Bassett and Floyd loam. A wetland determination has been completed on Tract 2 and has been deemed “prior converted” or PC, allowing for current drainage tile to be maintained and new drainage tile to be installed on the farm without any restrictions.

Private drainage tile has been installed on the farm with wide driveways in place, allowing sufficient access for larger equipment. Conservation practices have been actively applied to Tract 2 with CRP waterways consisting of 6 acres. The contract includes CRP practice CP8A with an annual payment of \$1,800 or \$300 per acre. The property is located south of Riceville in Section 17 of Afton Township, Howard County, Iowa.

## Details:

**FSA Cropland Acres:** 149.5

**Corn:** 136.89 Base Acres (Estimated) with a PLC Yield of 145

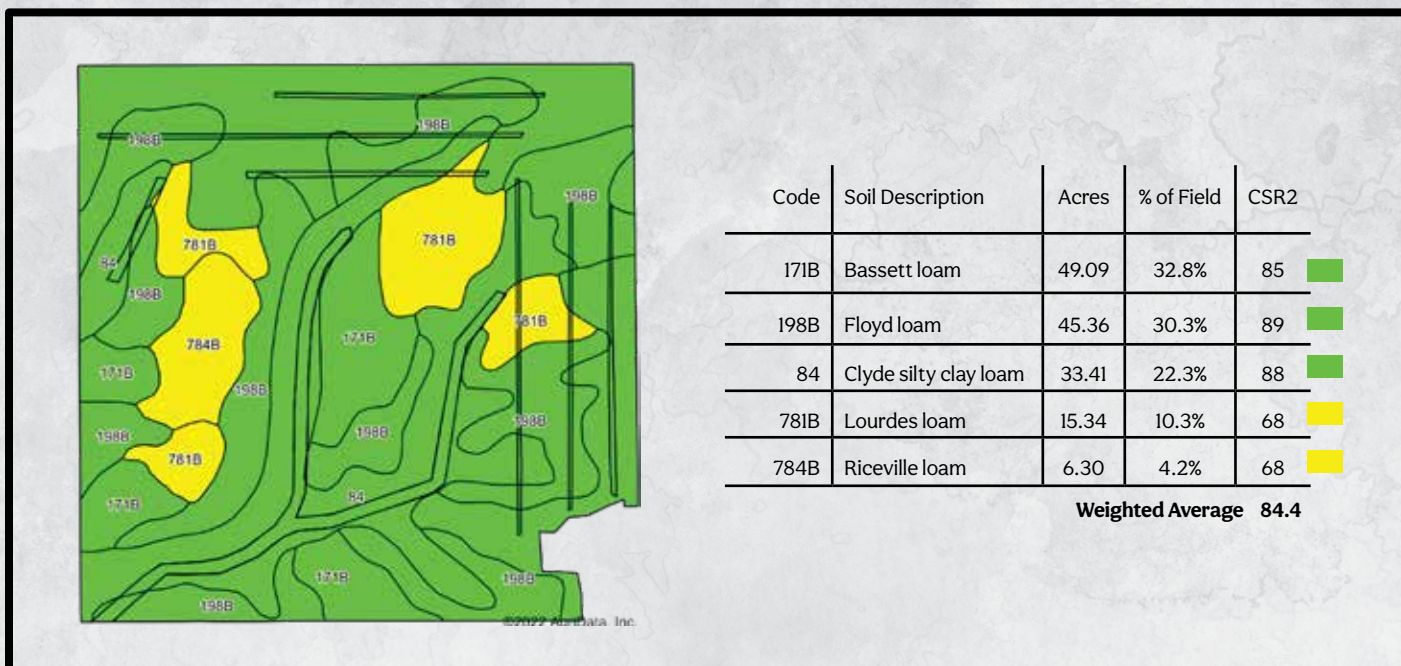
**Soybeans:** 6.61 Base Acres (Estimated) with a PLC Yield of 47

Farm is enrolled in ARC-CO

**Acres:** 156.00 Acres M/L

**School District:** Riceville Community School District

**Est. Net Taxes:** \$3,808.00





**OPEN HOUSE**  
Thursday, June 16th & 23rd 5:00 P.M. - 7:00 P.M.



### *Details:*

Acres: 4.00 Acres M/L  
School District: Riceville CSD  
Est. Net Taxes: \$722.00



**150th Street, Riceville, IA 50466**

## *Description*

Tract 3 offers an excellent acreage opportunity on pavement for those interested in rural settings and country living. The property consists of 4 acres m/l to be surveyed featuring a single-family 2-story house and multiple outbuildings, pole barns, sheds, and grain bins. There are a few acres currently in row crop production, allowing for a new owner to have that large garden they have always desired. Tract 3 is located south of Riceville on the

pavement along 150th Street. Dwellings will be sold "As Is, Where Is". The buyer will be responsible for the cost of any improvement, replacement, or repairs to the current septic/wastewater treatment system. Since the property is in a Trust, the Seller is exempt from the DNR Time of Transfer inspection. Contact Agent for further details.

12119 Stratford Drive, Suite B  
Clive, IA 50325



PeoplesCompany.com

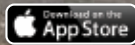


SCAN THE QR  
CODE TO THE LEFT  
WITH YOUR PHONE  
CAMERA TO VIEW  
THIS LISTING ONLINE!



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.



### *Auction Details*

Howard County Land Auction  
320 Acres M/L  
Offered in Three Tracts  
Tuesday, June 28th, 2022 at 3:00 PM

**Auction Location:**

Riceville Community Center, 119 West Main Street, Riceville, IA 50466

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

**Auction Method:** Tracts 1 & 2 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, two, or both of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until both tracts have been purchased. After Tracts 1 & 2 are sold, Tract 3 will be sold on a whole dollar amount. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Tract 1: 160 Acres M/L

Tract 2: 156 Acres M/L

Tract 3: 4 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 Howard 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 Howard 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 11th, 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.

**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 SettleUp 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. 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 the Abstract.