

Greene County Farmland Auction

Neola Avenue, Jefferson, IA 50129 | Listing #17004



Auction Details:

Tuesday, August 29th, 2023
at 10:00 AM

Auction Location:

Jefferson Community Golf Course
501 Greenwood Road
Jefferson, Iowa 50129



118.13 Acres M/L

The farmland will be sold as two individual tracts through
the Buyer's Choice Auction Method

MATT ADAMS | 515.423.9235
Matt@PeoplesCompany.com



Greene County Farmland Auction

Greene County, Iowa Farmland Auction – **Mark your calendar for Tuesday, August 29th, 2023!** Peoples Company is pleased to present the sale of 118.13 total acres m/l of prime Greene County, Iowa farmland & recreational property. The farmland is located on Neola Avenue, just north of Jefferson, Iowa, with the southern portion of the farm in city limits and zoned Light Industrial. In addition to the high-quality cropland acres, the northeast corner of the farm offers excellent recreational opportunities or the opportunity to build your dream home with over 35 acres of timber, pasture, and a portion of Hardin Creek running through the property. The farm is located in Section 32 of Hardin Township, Greene County, Iowa.

Tract 1: 77.93 Acres M/L with 75.35 FSA cropland acres carrying a CSR2 of 69.3.

Tract 2: 40.2 Acres M/L, consisting of mature timber, pasture, a portion of Hardin Creek, and 2.44 acres enrolled in CRP with annual payments of \$253.

These high-quality farmland tracts are located in a strong farming community and would make for a great add-on tract to an existing farming operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation. There are several grain marketing outlets located nearby including grain elevators and ethanol plants that can be accessed by both county and state paved highways.

The two tracts will be offered on a price-per-acre basis via Public Auction and will take place on Tuesday, August 29th, 2023 at 10:00 AM at the Jefferson Community Golf Course, 501 Greenwood Road, Jefferson, Iowa 50129. The farm will be sold as two individual tracts using the “Buyers Choice” auction method on a price per acre basis, and the high bidder can take, in any order, one or both tracts for their high bid. “Buyers Choice” auctioning will continue until both tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Note In the event Tract 1 & Tract 2 are purchased by different buyers, a driveway providing access from Neola Avenue will be installed at Seller's cost. The driveway will be 20 feet wide off of Neola Avenue extending east towards Hardin Creek. The driveway at the northeast end of the property will transition approximately 45 degrees southeast and expands to 20 feet wide allowing access around the CRP.



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501 Greenwood Road
Jefferson, Iowa 50129



Tract 1 - 77.93 ACRES M/L

Tract 1 includes 77.93 acres m/l with 75.65 FSA cropland acres consisting of a CSR2 value of 69.3. The primary soil types include Webster clay loam, Estherville sandy loam, and Nicollet loam. The farm is located on Neola Avenue, just north of Jefferson, Iowa, with the southern portion of the farm in city limits and zoned Light Industrial. The farm is less than 0.5 miles from U.S. Highway 30 and offers many possibilities as an add-on unit to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.

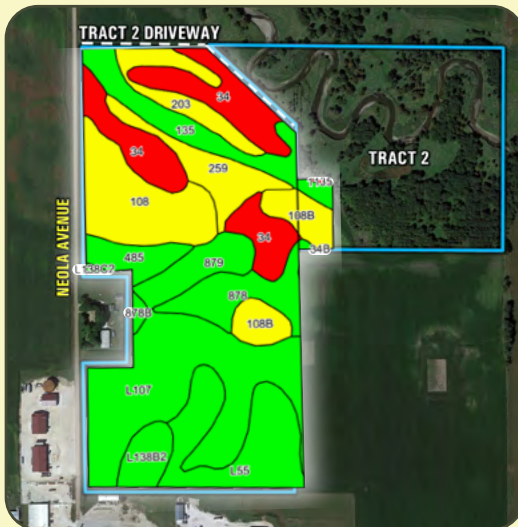
This highly tillable farmland tract is located in Section 32 of Hardin Township, Greene County, Iowa.

Directions

From Jefferson, Iowa: Travel north out of town on Iowa Highway 4 for 1.25 miles to U.S. Highway 30. Turn right (east) and continue for 0.5 miles to Neola Avenue. Turn left (north) and proceed for 0.5 miles. The farm will be located on the right (east) side of the road. Look for the Peoples Company signs.



TILLABLE SOILS MAP



Code	Soil Description	Acres	% of field	CSR2 Legend
L107	Webster clay loam	16.97	22.4%	●
34	Estherville sandy loam	11.28	14.9%	●
L55	Nicollet loam	8.63	11.4%	●
108	Wadena loam	8.33	11.0%	●
135	Coland clay loam	5.39	7.1%	●
878	Ocheyedan loam	4.53	6.0%	●
259	Biscay clay loam	4.15	5.5%	●
108B	Wadena loam	4.12	5.4%	●
203	Cylinder loam	3.56	4.7%	●
879	Fostoria loam	3.45	4.6%	●
485	Spillville loam	2.46	3.3%	●
L138B2	Clarion loam	2.30	3.0%	●
878B	Ocheyedan loam	0.37	0.5%	●
L138C2	Clarion loam	0.11	0.1%	●

Weighted Average

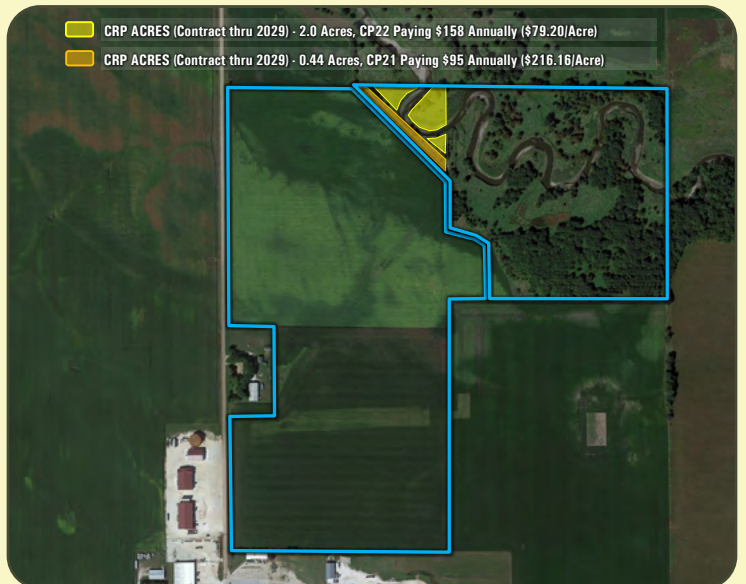
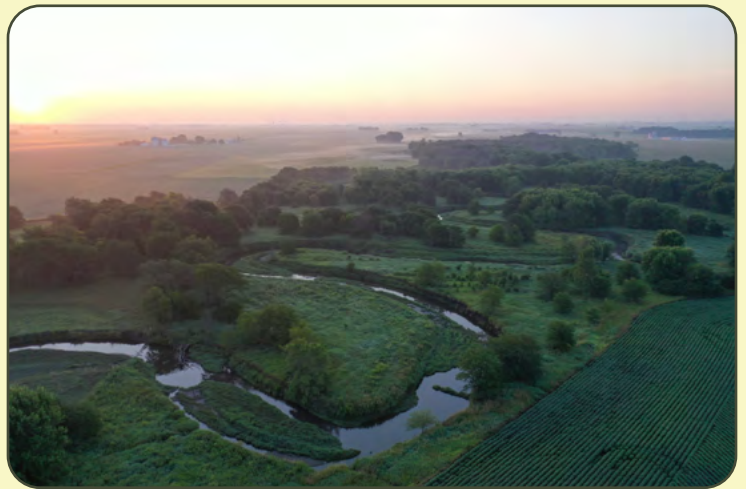
Tract 2 - 40.2 ACRES M/L

Tract 2 consists of an exceptional recreational property conveniently located just north of Jefferson, Iowa on Neola Avenue. With over 35 acres of mature timber, pasture, and a portion of Hardin Creek running through the property, this tract offers endless recreational opportunities for the avid outdoorsman. This tract includes 40.2 acres with 2.44 FSA cropland acres situated in the northwest corner of the farm, currently enrolled in two active CRP contracts of CP22 and CP21. The CP22 contract includes 2.0 acres which provide an annual payment of \$154 (\$79.20/acre) and expires in 2029. The CP21 contract includes 0.44 acres which provide an annual payment of \$95 (\$216.16/acre) and expires in 2029.

This tract would serve as an excellent hobby farm or secluded building site, allowing the buyer to build their dream home overlooking the beautiful countryside, while being just outside of Jefferson, Iowa city limits. Located in Section 32 of Hardin Township, Greene County, Iowa, this tract offers many possibilities as an add-on unit to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.

Directions

From Jefferson, Iowa: Travel north out of town on Iowa Highway 4 for 1.25 miles to U.S. Highway 30. Turn right (east) and continue for 0.5 miles to Neola Avenue. Turn left (north) and proceed for 0.5 miles. The farm will be located on the right (east) side of the road. Look for the Peoples Company signs.



AUCTION DETAILS

Greene County, Iowa Land Auction
118.13 Acres M/L
Tuesday, August 29th, 2023 at 10:00 AM

Auction Location:
Jefferson Community Golf Course
501 Greenwood Road
Jefferson, Iowa 50129

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Auction Method: The farm will be sold as two individual tracts using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one or both tracts for their high bid. "Buyers Choice" auctioning will continue until both tracts have been purchased and removed from the auction. Public Auction on Tuesday, August 29th, 2023 at 10:00 AM at the Jefferson Community Golf Course, Jefferson, Iowa. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number 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 Greene 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 Greene 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 Peoples Company's Trust Account.

Closing: Closing will occur on or before Friday, October 13th, 2023. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

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

Farm Lease: The farm lease has been terminated and will be open for the 2024 cropping season.

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.

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.

Surveys: In the event Tract 1 & Tract 2 are purchased by different buyers, a survey will be conducted at Seller's cost. Total acres and purchase price will be adjusted accordingly.

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 investigation of the property before 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.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17004



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