

MATT ADAMS | 515.423.9235 | MATT@PEOPLES COMPANY.COM | IA LIC S59699000

Greene County Iowa

FARMLAND AUCTION

Listing #17071



FRIDAY, OCTOBER 6, 2023 AT 10:00 AM

GRAND JUNCTION COMMUNITY CENTER

212 MAIN STREET E.

GRAND JUNCTION, IA 50107



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MARK YOUR CALENDAR FOR FRIDAY, OCTOBER 6TH, 2023 AT 10:00 AM! PEOPLES COMPANY IS PLEASED TO REPRESENT THE GLENACE DORAN ESTATE IN THE SALE OF 156.81 ACRES M/L OF EXCEPTIONAL GREENE COUNTY, IOWA FARMLAND. THIS HIGHLY TILLABLE FARM CONSISTS OF 156.81 ACRES M/L WITH 152.02 FSA TILLABLE ACRES M/L, CARRYING A CSR2 SOIL RATING OF 82.1. THIS PREMIER GREENE COUNTY, IOWA FARMLAND TRACT CONTAINS TOP-PRODUCING SOIL TYPES OF WEBSTER CLAY LOAM, AND NICOLLET LOAM, WHICH COVER OVER 77% OF THE CROPLAND ACRES AND BOAST AN IMPRESSIVE CSR2 RATING OF 89.5. THIS FARM IS LOCATED EAST OF GRAND JUNCTION, IOWA ON 210TH STREET / X AVENUE; IN THE NORTHWEST QUARTER OF SECTION 36 IN JUNCTION TOWNSHIP, GREENE COUNTY, IOWA.

THE FARM LEASE HAS BEEN TERMINATED AND IS OPEN FOR THE 2024 CROPPING SEASON.

DON'T MISS THE OPPORTUNITY TO OWN A HIGHLY TILLABLE FARM, CONSISTING OF TOP-PRODUCING CLAY LOAM SOILS, LOCATED IN THE HEART OF THE MIDWEST. THIS HIGHLY-TILLABLE GREENE COUNTY, IOWA FARM WOULD MAKE FOR A GREAT ADDITION TO AN EXISTING FARMING OPERATION OR A SMART INVESTMENT FOR THE BUYER LOOKING TO DIVERSIFY THEIR INVESTMENTS. THE FARMLAND WILL BE SOLD AS ONE INDIVIDUAL TRACT ON A PRICE-PER-ACRE BASIS TO THE HIGH BIDDER AT A PUBLIC AUCTION AT THE GRAND JUNCTION COMMUNITY CENTER ON FRIDAY, OCTOBER 6TH, 2023 IN GRAND JUNCTION, IOWA. THIS AUCTION CAN ALSO BE VIEWED THROUGH A VIRTUAL ONLINE AUCTION OPTION AND ONLINE BIDDING WILL BE AVAILABLE.



Directions

FROM GRAND JUNCTION, IOWA HEAD EAST ON 220TH STREET, ALSO KNOWN AS U.S. HIGHWAY 30 FOR APPROXIMATELY 2.5 MILES UNTIL YOU REACH X AVENUE. TURN LEFT (NORTH) AND PROCEED OVER THE RAILROAD TRACKS FOR APPROXIMATELY A HALF MILE, THE FARM WILL BE LOCATED ON THE RIGHT (EAST) SIDE. LOOK FOR PEOPLES COMPANY SIGNAGE.

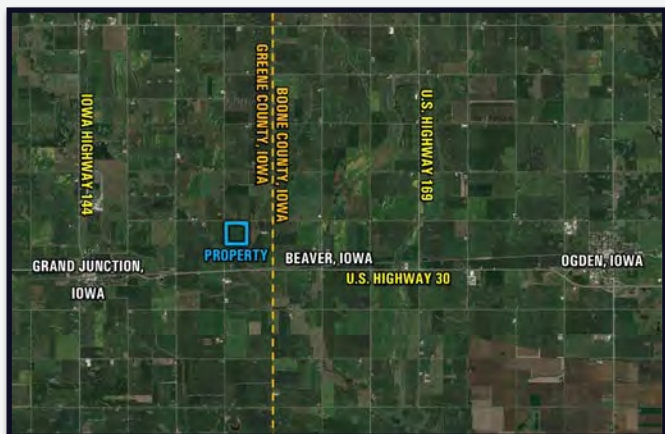
FROM OGDEN, IOWA HEAD WEST ON 220TH STREET, ALSO KNOWN AS U.S. HIGHWAY 30 FOR APPROXIMATELY 7.5 MILES UNTIL YOU REACH X AVENUE. TURN RIGHT (NORTH) AND PROCEED OVER THE RAILROAD TRACKS FOR APPROXIMATELY A HALF MILE, THE FARM WILL BE LOCATED ON THE RIGHT (EAST) SIDE. LOOK FOR PEOPLES COMPANY SIGNAGE.

Greene
County
Iowa

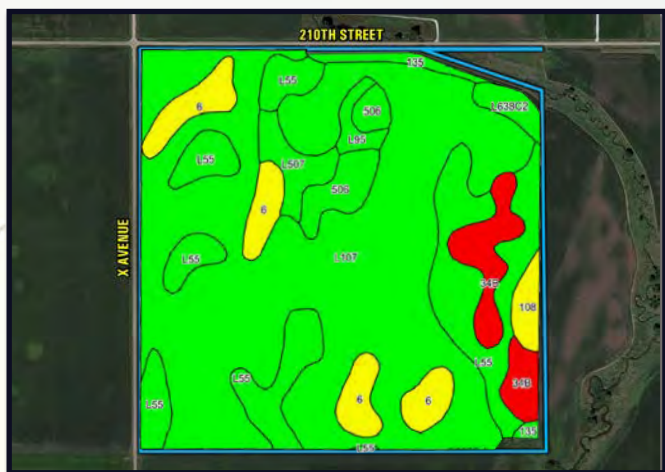
156.81
Acres M/L
GLENACE DORAN ESTATE

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210TH STREET & X AVE. GRAND JUNCTION, IA 50107



CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
L107	WEBSTER CLAY LOAM	90.36	59.4%	88
L55	NICOLLET LOAM	27.51	18.1%	91
6	OKOBOJI SILTY CLAY LOAM	10.74	7.1%	59
34B	ESTHERVILLE SANDY LOAM	7.44	4.9%	27
506	WACOUSTA SILTY CLAY LOAM	4.83	3.2%	74
L507	CANISTEO CLAY LOAM	3.53	2.3%	87
108	WADENA LOAM	2.04	1.3%	56
L638C2	CLARION-STORDEN COMPLEX	1.98	1.3%	75
135	COLAND CLAY LOAM	1.93	1.3%	76
L95	HARPS CLAY LOAM	1.66	1.1%	75

Weighted Average 82.1

Auction Terms & Conditions

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 farmland will be sold as one individual tract on a price-per-acre basis to the High Bidder.

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 Monday, November 20th, 2023. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

POSSESSION: At Closing, Subject to Tenant's Rights.

FARM LEASE: The farm lease has been terminated and is 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: No additional surveying or staking will be provided by the Seller.

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. 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.

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.

Seller: Glenace Doran Estate



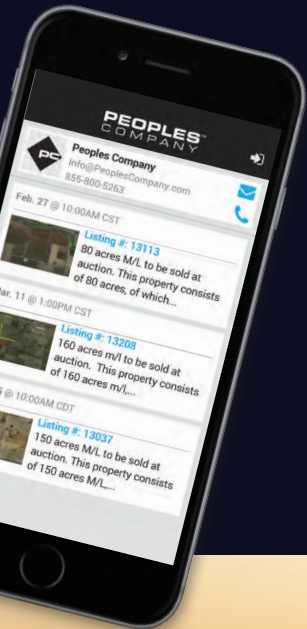
FARMLAND AUCTION



12119 STRATFORD DRIVE
CLIVE, IA 50325



PEOPLESCOMPANY.COM
LISTING #17071



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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