

Iowa

BOONE COUNTY

Farmland Auction

Leonard Good Community Center in Ogden, Iowa

WEDNESDAY | NOVEMBER 1ST | 2023 | 10:00 AM

116.23
ACRES M/L

MATT ADAMS

515.423.9235 | IA LIC S59699000

Matt@Peoplescompany.com

LISTING #17151

 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS

BOONE COUNTY



116.23
ACRES M/L

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.



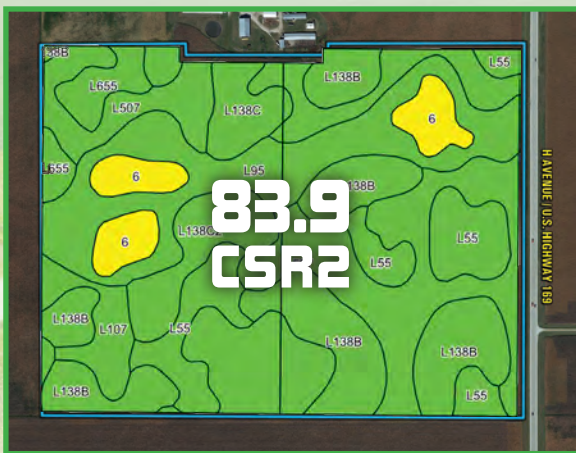
Iowa Farmland Auction

Boone County, Iowa Land Auction - Mark your calendar for Wednesday, November 1st, 2023 at 10:00 AM! Peoples Company is pleased to represent the Carolyn Ann Cottingham Estate in the sale of 116.23 acres m/l of prime Boone County, Iowa farmland located just south of Ogden, Iowa, and adjacent to US Hwy 169. The 100% tillable farmland tract includes a total of 116.23 acres m/l with 116.79 FSA cropland acres m/l and a CSR2 soil rating of 83.9. This farmland tract contains top-producing soil types of Canisteo clay loam, Clarion loam, and Harps clay loam. The farm lease has been terminated and farming rights will be available for the 2024 cropping season.



Agriculture is the primary industry in Boone County, Iowa, and is home to some of the most fertile farmland in the world. As farmland becomes more of a scarce resource, the opportunity to purchase this farm allows you to own a piece of the Heartland. This tract is located near and has great access to several grain marketing outlets including grain elevators and ethanol plants.

This farm is located south of Ogden, Iowa on U.S. Highway 169 and in the northeast quarter of Section 18 of Marcy Township, Boone County, Iowa. The farmland has been accessed through the adjoining property to the north but DOES NOT have current legal access to the gravel road to the north named 240th Street. A driveway application for a new farm access from US Hwy 169 on the east side of the farm has been submitted with the Iowa DOT. The Buyer / Winning Bidder will be responsible for the costs and installation of the new driveway per the requirements of the permit sought through the Iowa DOT. Please contact agent for more details regarding the construction requirements, status of the driveway permit, and the approved location of the driveway permit.



Code	Soil Description	Acres	% of Field	Legend	CSR2
L507	Canisteo clay loam	35.96	30.8%		87
L138B	Clarion loam	24.14	20.7%		88
L95	Harps clay loam	19.06	16.3%		75
L55	Nicollet loam	13.23	11.3%		91
6	Okoboji silty clay loam	6.75	5.8%		59
L138C2	Clarion loam	6.08	5.2%		83
L107	Webster clay loam	3.97	3.4%		88
L138C	Clarion loam	3.82	3.3%		84
L655	Crippin loam	3.78	3.2%		91
Weighted Average					83.9

MATT ADAMS
515.423.9235 | IA LIC S59699000
Matt@Peoplescompany.com

PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

Drainage District 27 / County Tile

Multiple county drainage tile mains are located on this property including 10", 12", and 18" tile sizes that allow superior drainage and the ability to connect for tile installed in the future. The farm is located within two drainage districts. Drainage District 23 runs along the southwest corner of the farm and Drainage District 27 covers the remainder of the farm. Contact the Listing Agent for more details.



**10", 12" and 18" County Drainage Tile allows for superior drainage off the property.*



The majority of the farmland is located at the top end of Drainage District 27 which allows for water to drain from this farm first and overall superior drainage. The drainage outlet for Drainage District 27 is an 18" main tile that drains into an open ditch located one-half mile west of the farm to Section 13 of Beaver Township. From there, water continues to flow through the open ditch into a pond located in Section 24 of Beaver Township. The Boone County drainage clerk was contacted and there are no repairs currently scheduled to take place.



The farmland will be sold as one individual tract on a price-per-acre basis to the High Bidder at public auction in the Leonard Good Community Center on Wednesday, November 1st, 2023 in Ogden, Iowa. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

For more information visit
PEOPLES COMPANY.COM

Scan the QR Code
to view this listing on
PeoplesCompany.com



Auction Terms & Conditions

Boone County, Iowa Land Auction
116.23 Acres M/L
Wednesday, November 1st, 2023 at 10:00 AM

Auction Location:
Leonard Good Community Center
114 SW 8th Street | Ogden, IA 50212

Sellers | Carolyn Ann Cottingham Estate **Attorney** | Lee Johnson at Johnson Law Office, Ogden, Iowa

Online Bidding: Register to bid at 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 Boone 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 Boone 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, December 18th, 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 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.

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.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17151



Scan the QR Code
to view this listing on
PeoplesCompany.com

Iowa

BOONE COUNTY

Farmland Auction

Leonard Good Community Center in Ogden, Iowa

WEDNESDAY | NOVEMBER 1ST | 2023 | 10:00 AM

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.