

LISTING #17157



NO RESERVE ONLINE ONLY AUCTION JOHNSON COUNTY, IOWA

BID BY: FRIDAY, NOVEMBER 17TH, 2023, 5:00 PM CST



49.91
ACRES M/L

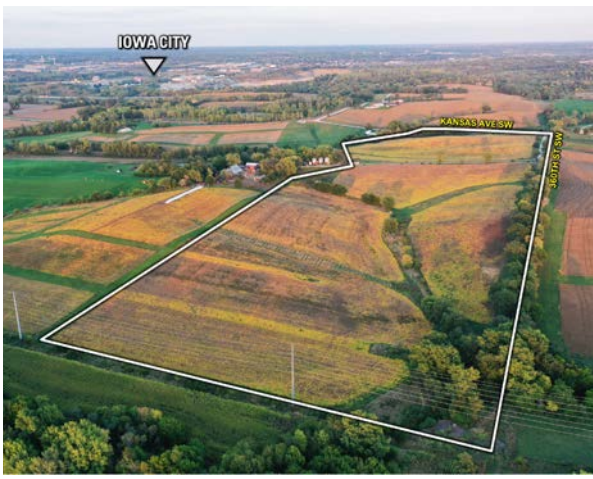
UNDER 10 MINUTES FROM IOWA CITY, TIFFIN, & CORALVILLE



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SAVE THE DATE – Friday, November 17th, 2023, at 5:00 PM Central marks the ABSOLUTE NO RESERVE Johnson County, Iowa Online Only Auction, an opportunity you won't want to miss! Peoples Company proudly presents a hard-to-find, 49.91 acres m/l of scenic land in Johnson County, nestled within the Iowa City metro area. This picturesque farm will be auctioned off exclusively online, selling absolute with no reserve, offering endless possibilities for potential buyers. Situated on Kansas Avenue SW, this property boasts numerous advantages, including multiple building sites, a charming county ambiance, and a wide array of recreational and farming possibilities.

Conveniently located a mile and a half south of U.S. Interstate 80 at the Tiffin exit, this property is in the heart of one of Iowa's fastest-growing areas. What's more, it provides an outstanding opportunity for buyers to capitalize on two approved building sites sanctioned by Johnson County Planning and Zoning. Plus, it's an ideal location for those looking to access excellent school systems just minutes away. Additionally, with Downtown Iowa City, Downtown Coralville, Coral Ridge Mall, Carver Arena, Kinnick Stadium, and Finkbine Golf Course all just a short drive away, you'll enjoy convenient access to various amenities. Electric infrastructure is readily available on the property, making it an even more enticing investment.

Don't let this chance slip through your fingers – seize the opportunity to own a highly sought-after piece of land overlooking the stunning hills of Johnson County, IA. This farm presents a golden opportunity for individuals seeking to expand their tillable acreage or explore options for grazing horses or cattle. With 44.61 FSA tillable acres m/l carrying an average CSR2 rating of 52.2 among these 49.91 acres, you're guaranteed quality agricultural potential. Moreover, you'll have the pleasure of experiencing the abundant wildlife that frequents this property. This is your chance to become a proud owner of a remarkable piece of Iowa's landscape!

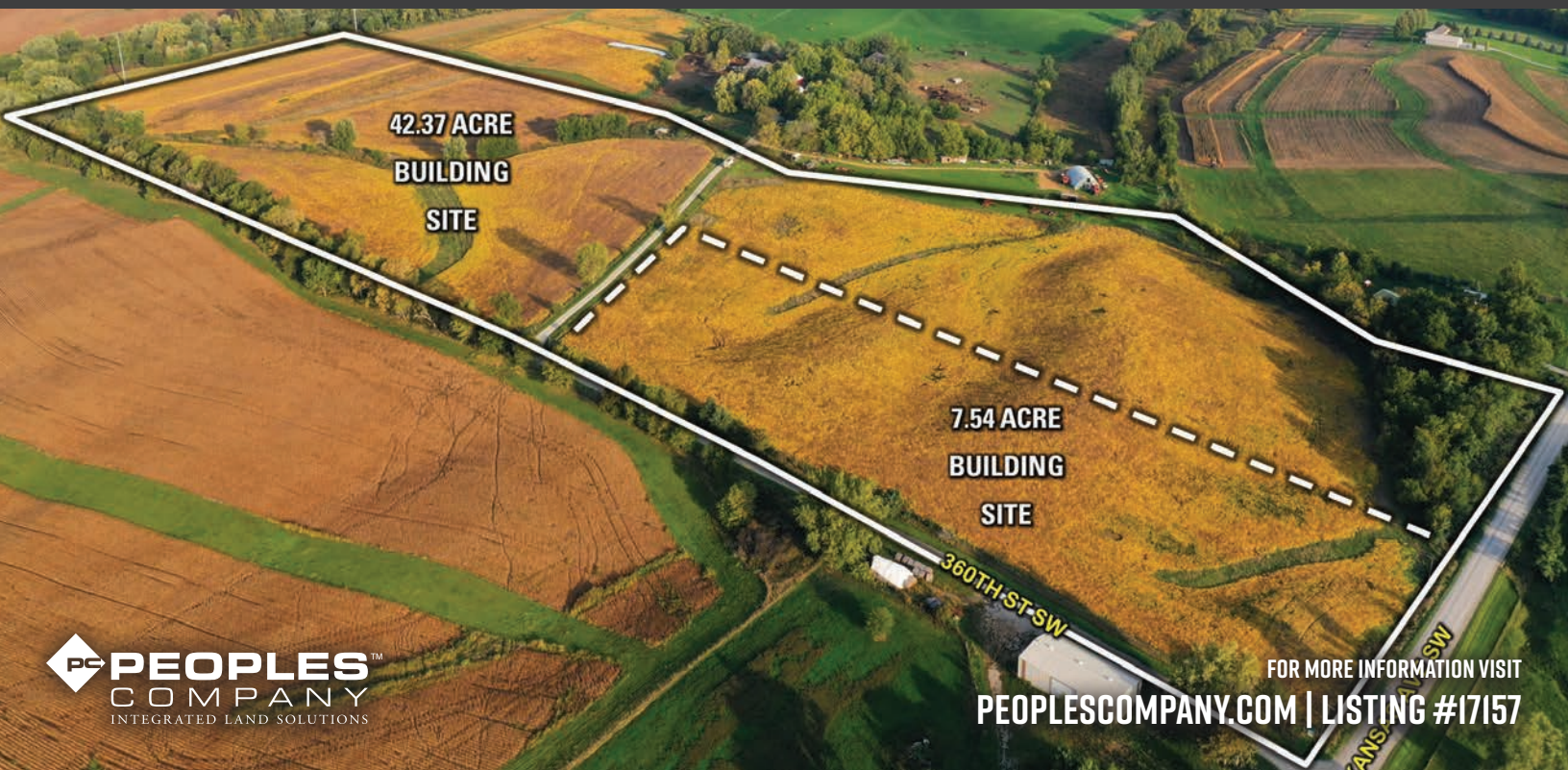
**Easement to neighboring property 2952 360th St SW*

**Oil/Gas easement on the property, refer to listing agents for more information*

**Principals of the selling LLCs hold active real estate licenses in the State of Iowa*

49.91 ACRES M/L

0 360TH STREET AND KANSAS AVENUE | OXFORD, IA 52322





TILLABLE SOILS MAP

Code	Soil Description	Acres	Field	Legend	CSR2
M163E2	Fayette silt loam	19.10	42.8%		36
80C2	Clinton silt loam	9.50	21.3%		69
729B	NodawayArenzville silt loams	9.09	20.4%		71
80D2	Clinton silt loam	6.27	14.1%		46
80B	Clinton silt loam	0.64	1.4%		80
Weighted Average					52.2



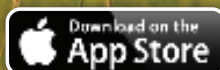
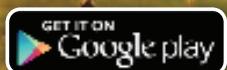
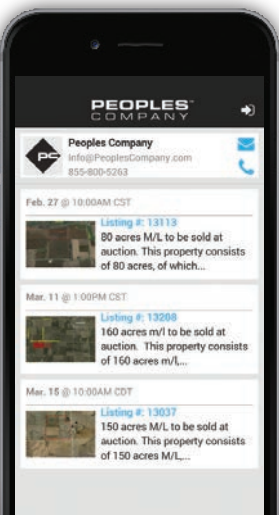
DIRECTIONS

From the intersection of U.S. Interstate 218 and IWV Rd SW head west of IWV Rd SW. After 2 miles turn north onto Kansas Ave SW. The property will be on your left-hand side in approximately 1 mile.

ONLINE BIDDING IS OPEN NOW. BID BY:

Friday, November 17th, 2023
5:00 PM CST

Use our mobile bidding app powered by BidWrangler! You can access the app online or download it to your smartphone. This is an ONLINE ONLY auction. All bids must be placed online.



AUCTION TERMS & CONDITIONS

HOW TO BID? Open up the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction click REGISTER TO BID. From there you will need to create a bidder account. Once that is created you can bid on any of our Online Auctions.

CO-BROKER Co-Broker must register the client 24 hours before the Auction date by filling out our Broker Registration Form. This Auction is offering a 2% co-broke fee to any licensed agent representing a buyer.

AUCTION METHOD The property will be offered as one tract. All bids will be on a price-per-acre basis. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

FARM PROGRAM INFORMATION Farm Program Information is provided by the Johnson 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 Johnson 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 Trust Account.

CLOSING Closing will occur on or about Wednesday, January 4th, 2024. 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 lease 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.

BIDDER REGISTRATION All prospective bidders must register with Peoples Company and receive a bidder number 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. 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 Auction Company.

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 during 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, SUITE B
CLIVE, IA 50325
PEOPLESCOMPANY.COM



SCAN THE QR CODE TO
VIEW THIS AUCTION
ON THE PEOPLES
COMPANY WEBSITE.



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