

FARMLAND AND ACREAGE AUCTION WARREN COUNTY, IOWA

159.30 Acres M/L Offered in Three Tracts | Listing #17142



AUCTION DATE AND TIME:

Wednesday, November 22, 2023
10:00 AM



AUCTION LOCATION:

Immaculate Conception Hall, 101 St. James Street
St. Marys, Iowa 50241



JOHN HUTCHCROFT

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KENNETH L. VOLTMER ESTATE - WARREN COUNTY FARMLAND AND ACREAGE AUCTION

Mark your calendars for November 22nd, 2023 at 10:00 AM! Peoples Company is honored to represent the Estate of Kenneth L. Voltmer with the sale of 159.30 surveyed acres m/l, to be offered in three separate tracts, just east of New Virginia, Iowa on Highway G76 and 50th Avenue. This offering consists of two highly productive tillable tracts with great soil types and a well-built ranch home on 22.04 secluded acres with two shops and a large pond. These tracts will be sold via Public Auction at the Immaculate Conception Hall in St. Marys, Iowa.



Tract 1: 85.83 surveyed acres m/l with an estimated 78.24 FSA cropland acres carrying a CSR2 value of 58.6.

Tract 2: 51.43 surveyed acres m/l with an estimated 51.42 FSA cropland acres carrying a CSR2 value of 63.3.

Tract 3: 22.04 surveyed acres m/l with a brick, 3 bed 3 bath, ranch home built in 1995, 2 nice shops, and a large pond.

Tracts 1 and 2 will be offered via the "Buyer's Choice" auction method through a live, in-person auction as well as a virtual, live online auction option. Online bidding will be available as well. With the "Buyers Choice" auction method, the high bidder can take, in any order, one or both tracts for their high bid. "Buyer's Choice" auctioning will continue until both tracts have been purchased and removed from the auction. Tract 3 will be offered via the "Traditional Auction" method, after the conclusion of bidding on Tract 1 and 2. Bids on Tract 3 will be on a "Whole Dollar Basis". Tracts will not be offered in their entirety or in combination after the auction.



Directions:

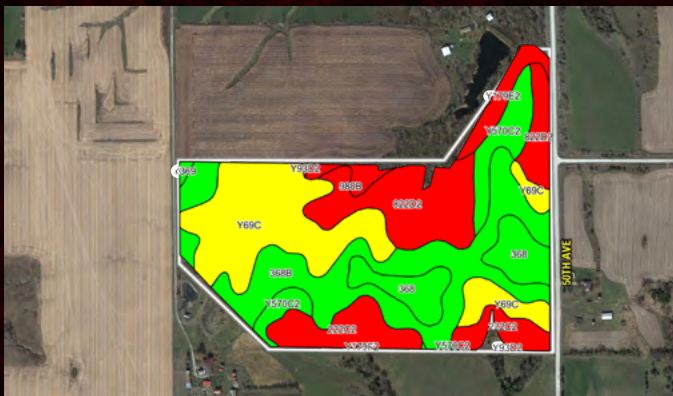
From New Virginia, Iowa: Head east out of town on Highway G76. Tracts 1 and 3 will be located on the south side of Highway G76. Tract 2 will be located on the west side of 50th Avenue. Look for the Peoples Company signs.

TRACT 1: 85.83 SURVEYED ACRES M/L

50th Avenue, New Virginia, IA 50210

Tract 1 consists of 85.83 surveyed acres m/l with an estimated 78.24 FSA cropland acres, carrying a CSR2 value of 58.6. Primary soil types on this tract consist of Macksburg and Clearfield silty clay loams. The farm has an established entrance off of the west side of 50th Avenue, just east of New Virginia, Iowa. This tract would be an excellent addition to a farm operation or a great candidate for an investor looking to diversify their portfolio.

This tillable farmland tract is located within Sections 27 and 34 of Virginia Township in Warren County, Iowa.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	CSR 2 Legend	CSR 2
368B	Macksburg silty clay loam	20.23	25.9	●	89
Y69C	Clearfield silty clay loam	20.11	25.7	●	59
822D2	Lamoni silty clay loam	13.40	17.1	●	10
222C2	Clarinda silty clay loam	8.10	10.4	●	28
368	Macksburg silty clay loam	6.81	8.7	●	93
Y570C2	Nira silty clay loam	5.54	7.1	●	81
Y179E2	Gara loam	2.49	3.2	●	32
980B	Gullied land-Ely-Colo	1.25	1.6	●	42
Y369	Winterset silty clay	0.23	0.3	●	83
Y93D2	Shelby-Adair clay loams	0.28	0.1	●	35
Weighted Average					58.6

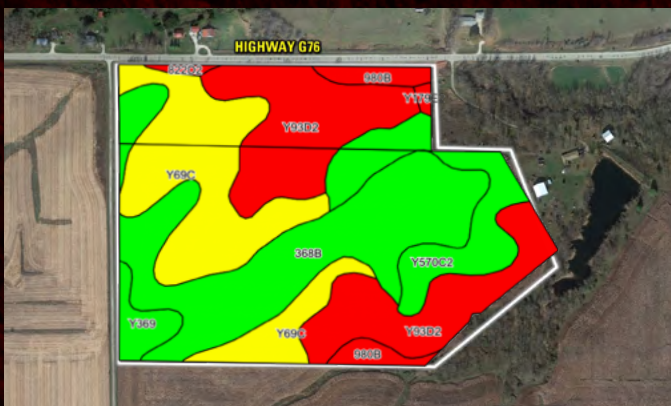
Net Taxes: \$1,682.00

TRACT 2: 51.43 SURVEYED ACRES M/L

Highway G76, New Virginia, IA 50210

Tract 2 consists of 51.43 surveyed acres m/l with an estimated 51.41 FSA cropland acres, carrying a CSR2 value of 63.3. Primary soil types on this tract consist of Macksburg and Clearfield silty clay loams. This tract is located on Highway G76, just east of New Virginia, Iowa. Multiple building site locations are offered by this tract for those looking to build a home within close proximity to Interstate 35 and the West Des Moines Metro. This tract would be an excellent addition to a farm operation, a great candidate for an investor looking to diversify their portfolio, or an opportunity to build a home on pavement in a highly convenient location.

This tillable farmland tract is located within Section 27 of Virginia Township in Warren County, Iowa.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	CSR 2 Legend	CSR
368B	Macksburg silty clay loam	14.94	29.1%	●	89
Y93D2	Shelby-Adair clay loams	14.37	28.0%	●	35
Y69C	Clearfield silty clay loam	12.55	24.4%	●	59
Y570C2	Nira silty clay loam	5.93	11.5%	●	81
980B	Gullied land-Ely-Colo	1.74	3.4%	●	42
Y369	Winterset silty clay loam	1.43	2.8%	●	83
822D2	Lamoni silty clay loam	0.25	0.5%	●	10
Y179E2	Gara loam	0.20	0.4%	●	32
Weighted Average					63.3

Net Taxes: \$1,010.00

TRACT 3: 22.04 SURVEYED ACRES M/L

4790 Highway G76, New Virginia, IA 50210

Tract 3 consists of 22.04 surveyed acres m/l, a brick, ranch home built in 1995, and multiple outbuildings including a 54' x 54' pole shed and a 40' x 40' pole shed with concrete floors, heat, electric overhead door, and full insulation.

The home is nestled at the end of a long, secluded driveway, surrounded by multiple different species of hardwood trees and backing up to a 2-acre pond. The home offers 1,660 square feet of finished living space with a wide-open floor plan. 3 bedrooms, 3 bathrooms, and a laundry room are all conveniently located on the main level. A two-car garage is attached to the home as well. The new owner will surely appreciate the back patio overlooking the pond and mature timber. This home is conveniently located just east of New Virginia, Iowa on the Highway G76 pavement and is only a short drive from Interstate 35 with a 20-minute commute to the West Des Moines Metro.

This acreage opportunity is located within Section 27 of Virginia Township in Warren County, Iowa.



Appliances: All appliances will stay with Tract 3

Style: Ranch

Water: Well

Sewer: Septic

Zoning: Agricultural

Bedrooms: 3

Full Bathrooms: 1

Half Bathrooms: 1

Three Quarter Bathrooms: 1

Garages: 2 Car Attached

Stories: 1

Fireplaces: 1

Year Built: 1995

Heating: Baseboard

Living Area Square Feet:

1660

Roof: Asphalt Shingle

Exterior: Brick

Driveway: Gravel

Net Taxes: \$2,843.00





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17142

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AUCTION DETAILS:

Kenneth L. Voltmer Estate - Warren County Farmland and Acreage Auction
159.30 Acres M/L
Offered in Three Tracts
Wednesday, November 22nd, 2023
10:00 AM

Seller: Kenneth L. Voltmer Estate

Attorney: Steve Hall, Hall Law Firm

Auction Location:
Immaculate Conception Hall
101 St. James Street
St. Marys, Iowa 50241

Tract 1: 85.83 surveyed acres m/l
Tract 2: 51.43 surveyed acres m/l
Tract 3: 22.04 surveyed acres m/l



SCAN TO VIEW THIS
LISTING ONLINE!

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 three individual tracts. Tracts 1 and 2 will be sold 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 Tracts 1 and 2 have been purchased and removed from the auction. Tract 3 will be offered via the "Traditional Auction" method, after the conclusion of bidding on Tract 1 and 2. Bids on Tract 3 will be on a "Whole Dollar Basis". Tracts will not be offered in their entirety or in combination after the auction. The tracts will be sold via Public Auction on Wednesday, November 22nd, 2023 at 10:00 AM at the Immaculate Conception Hall in St. Marys, 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 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.

Agency: 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 Warren 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 Warren 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 the Peoples Company Trust Account.

Closing: Closing will occur on or before Friday, December 22nd, 2023. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

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

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

Tract 2 Driveway: If Tract 2 is not sold in conjunction with Tract 1, a driveway will need to be installed off of Highway G76 to access Tract 2. The successful bidder of Tract 2 will be responsible for application and installation of the new driveway, at their expense.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the Peoples Company Trust Account. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

Financing: Purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any and all financial arrangements are to have been made prior to bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

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: Surveys will be provided for Tracts 1, 2 and 3. 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 "Price Per Acre" amount for Tracts 1 and 2. All bids will be on a "Whole Dollar Basis" for Tract 3. 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 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 Abstract.