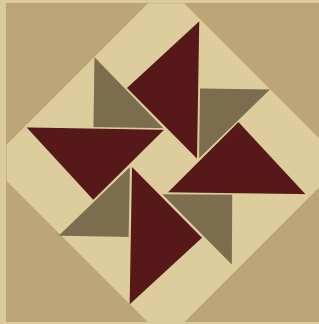


LISTING #17208



KRUEGER FAMILY FARM



FARMLAND AUCTION

GUTHRIE COUNTY, IOWA



164
ACRES M/L



AUCTION DATE
Tuesday, November
28th 2023



JAMAICA COMMUNITY CENTER
NW Corner of Main Street
and Van Nest Street
Jamaica, Iowa 50128



AUCTION TIME
10:00 AM

.....
CONTACT : **MATT ADAMS** | 515.423.9235 | Matt@PeoplesCompany.com | IA LIC S59699000



AUCTION DATE
Tuesday, November
28th 2023



JAMAICA COMMUNITY CENTER
NW Corner of Main Street
and Van Nest Street
Jamaica, Iowa 50128



AUCTION TIME
10:00 AM

KRUEGER FAMILY FARM FARMLAND AUCTION

Guthrie County, Iowa Land Auction – **Mark your calendar for Tuesday, November 28th, 2023 at 10:00 AM!** Peoples Company is pleased to represent the Krueger Family members in the sale of 164 total acres m/l located four and a one-half miles west of Jamaica, Iowa and just east of Bagley, Iowa. The farm consists of 145.8 M/L FSA tillable acres with approximately 134.16 acres currently in production and a CSR2 soil rating of 84.7. The primary soil types include Webster clay loam, Nicollet loam, and Colo silty clay loam. The balance of the acres are made up of well-maintained grass waterways, pasture acres located on either side of Mosquito Creek, and a building/acreage site. The property does include an older two-story home built in the early 1900's plus a few older outbuildings.

The location along Mosquito Creek allows added drainage tile to be installed and outlet to 'daylight'. A Wetland Determination was completed in 2018 on the pasture/grassland acres and the determination for these acres is Prior Converted / Non-Wetland (PC / NW) EXCEPT for a 0.3-acre wetland located on the north side of the property immediately west of Mosquito Creek. The wetland does not encroach into the tillable ground. Contact the Listing Agent for more details.

The property has great access to nearby paved roads including Iowa Highway 141 to the south allowing close proximity to several competing grain marketing options including the POET Ethanol Plant, the Louis Dreyfus Ethanol Plant, multiple

grain elevators, and livestock facilities that purchase grain locally. Farming rights are OPEN for the 2024 farm year.

The farm can be found in the SW $\frac{1}{4}$ of Section 6 in Richland Township, Guthrie County, Iowa. The single tract will be offered on a price per-acre basis via Public Auction and will take place on Tuesday, November 28th, 2023 at 10:00 AM at the Jamaica Community Center, Jamaica, Iowa. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Please Note

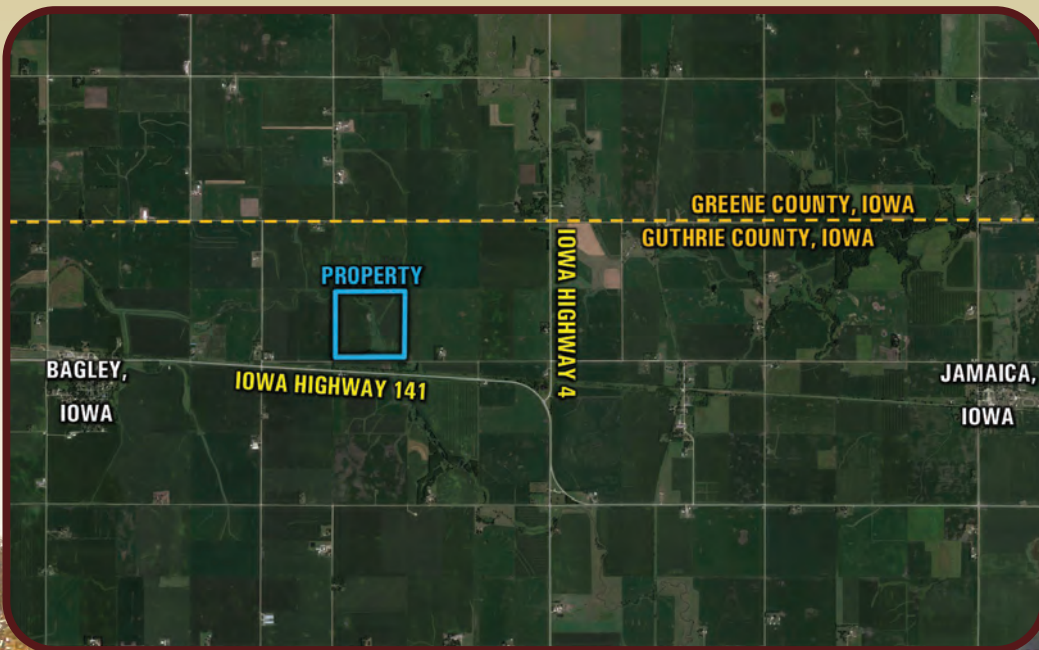
The agricultural dwelling will be sold on an "as is, where is" basis. There is a building served by a private sewage disposal system on the property. Any and all septic system inspections, repairs, or replacement will be at the sole cost and responsibility of the buyer and/or the responsibility of vacating the septic system/removal of the home. The winning bidder will be required to execute a binding acknowledgment to either install a new septic system within an agreed-upon time or demolish the building within an agreed-upon time.

The auction will be conducted on a price-per-acre basis with the multiplier being 164 acres more or less. This is calculated by adding the taxable acres of each parcel listed with the Guthrie County, Iowa Assessor's and 2 acres for the road right-of-way. The Buyer should verify any information regarding the total acres being purchased.

CONTACT : MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com

GUTHRIE COUNTY, IOWA

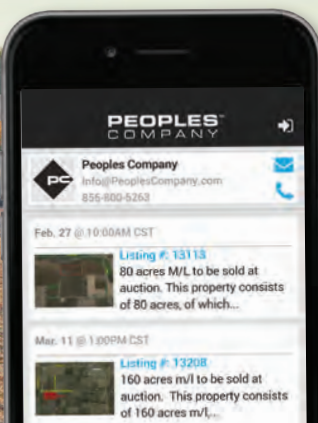
164 ACRES M/L



DIRECTIONS

From Jamaica, Iowa head north on 1st Street out of Jamaica for a quarter mile until you reach 110th Street. At 110th Street turn left (west) and proceed straight for approximately 4 miles, the farmland will be on the north side of the road. Look for Peoples Company signage.

LISTING #17208 | PEOPLESCOMPANY.COM



ONLINE BIDDING AVAILABLE

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.

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 tract will be offered via Public Auction and will take place at 10:00 AM at the Jamaica Community Center in Jamaica, Iowa. The farmland tract will be sold on a per-acre basis through a traditional auction method. 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.

Farm Program Information: Farm Program Information is provided by the Guthrie 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 Guthrie 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 Thursday, December 28th, 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 Property will be given to Buyer at closing, subject to Tenants rights.

Farm Lease: The farm is open for the 2024 cropping season.

Contract & Title: Immediately upon 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.

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 the abstract.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17208



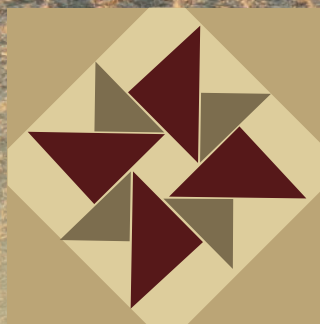
SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

164

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