

COUNTY HIGHWAY E35 / MAIN STREET ROAD | LE GRAND, IA 50142 | LISTING #17202

Marshall County Iowa

104
ACRES M/L

ONLINE ONLY LAND AUCTION

ONLINE BIDDING ENDS: TUESDAY, DECEMBER 12, 2023 AT 3:00 PM

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Peoples Company is pleased to present the sale of 104 acres m/l of high-quality Marshall County, Iowa farmland through a TIMED, ONLINE-ONLY auction.

The farm is located in Section 35 of Marion Township in Marshall County, Iowa. Located in a strong farming community, the farmland tract includes 99.27 FSA tillable acres and boasts an impressive CSR2 soil rating of 88.9, surpassing the Marshall County average of 75. The high-quality soil types on this farm include Tama Silty Clay Loam and Downs Silt Loam. The farm is open for the 2024 cropping season.

The farm has an exceptional location with a well-established driveway directly off paved County Highway E35 just east of Marshalltown, Iowa. Additionally, the location of this farm provides easy access to several grain marketing options including Key Cooperative (less than 5 miles south), Mid-Iowa Cooperative (just over 4 miles north), Village Cooperative in Marshalltown, and several other local grain marketing options in the area. This farmland tract would make for an outstanding add-on unit to an existing farm operation, a beginning farmer purchase, or an investor looking to diversify their portfolio.

ITC Midwest, LLC has an easement on 4.52 acres along the southern border of the property. There are plans in the near future to upgrade/modify this line. Please contact the agent for additional information on the easement and potential future compensation.

The farmland tract will be offered through a TIMED, ONLINE-ONLY auction. Bidding is currently LIVE and will remain open until Tuesday, December 12th, 2023, at 3:00 PM Central Time Zone (CST). If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing agents.

TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2 LEGEND	CSR2
120B	Tama Silty Clay loam	39.88	40.2%	●	95
120C2	Tama Silty Clay loam	29.93	30.2%	●	87
M162B	Downs silt loam	7.49	7.5%	●	90
M162C	Downs silt loam	4.69	4.7%	●	85
120C	Tama Silty Clay loam	3.80	3.8%	●	90
11B	Colo-Ely complex	3.11	3.1%	●	86
428B	Ely silty clay loam	2.75	2.8%	●	88
377D2	Dinsdale silty clay loam	2.41	2.4%	●	62
M162C2	Downs silt loam	2.39	2.4%	●	82
M162D2	Downs silt loam	1.58	1.6%	●	57
683D2	Liscomb loam	1.24	1.2%	●	55

WEIGHTED AVERAGE 88.9



88.90
CSR2

Directions:

From Le Grand, Iowa: Travel north out of town on County Highway T37 / Zeller Avenue for 2.75 miles to County Highway E35 / Main Street Road. Turn left (west) on County Highway E35 / Main Street Road and continue for 0.25 miles. The farm will be located on the left (south) side of the road. Look for the Peoples Company sign.



AUCTION DETAILS

Marshall County Online Only Land Auction

104 Acres M/L

Offered in One Tract

Tuesday, December 12th, 2023

3:00 PM Central

ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

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 Marshall 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 Marshall 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 about Friday, January 26th, 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.

ONLINE BIDDING ENDS:
TUESDAY, DECEMBER 12, 2023, AT 3:00 PM





12119 Stratford Drive
Clive, IA 50325



Listing #17202
PeoplesCompany.com



SCAN TO VIEW
THIS LISTING
ONLINE!

COUNTY HIGHWAY E35 / MAIN STREET ROAD | LE GRAND, IA 50142

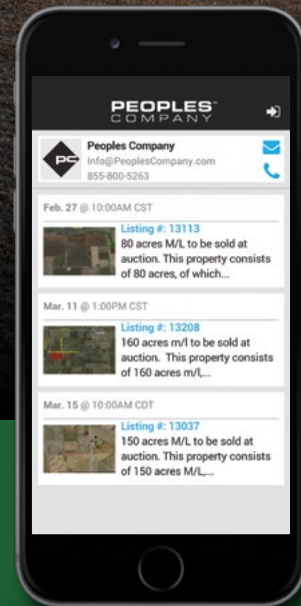
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Use our mobile bidding app powered by BidWrangler! You can access the app online or download it to your smartphone.. This is an ONLINE ONLY auction. All bids must be placed online.



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