

THURSDAY, JANUARY 11TH, 2024, AT 10:00 AM

Hancock County

LAND AUCTION

AUCTION LOCATION

The Barn - Gruis Recreational Area

2724 360th Street | Buffalo Center, Iowa 50424

160
ACRES M/L

CHASE DUESENBERG

641.529.0562 | IA LIC S65470000

CHASE@PEOPLESCOMPANY.COM

LISTING #17233

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS



**For more information visit
PeoplesCompany.com**

Property Info

Peoples Company is pleased to announce that a farm owned by the John H. Quinn Family Trust since the 1970s will be made available and sold via public auction. The auction will consist of 160 acres m/l to be sold as one tract on Thursday, January 11th, 2024, at 10:00 AM at The Barn - Gruis Recreational Area.

The farm consists of 129.83 FSA cropland acres carrying a CSR2 of 76.1. The primary soil types on this farm are some of the best in Iowa, including Nicollet clay loam, Webster clay loam, and Clarion loam with the farmland acres being designated as NHEL (Non-Highly Erodible Land). The balance of the farm consists of 24 acres m/l of pasture with fencing in place and a half-acre pond.

Located in County Drainage Districts No. 28 & 46, private and county tile has been installed on the farm with a county tile main running along the northeast boundary of the farm.

The farm is currently leased for the 2024 crop season and the winning bidder will receive 100% of the cash rental income for the 2024 crop season totaling \$38,700. The property is located in Section 24 of Bingham Township in Hancock County, Iowa.

The land auction can also be viewed through our Virtual Online Auction platform with online bidding, via the Peoples Company website or you can follow along live through our Facebook page on the day of the sale.

Directions

From Woden, Iowa: Travel south out of town on Bush Avenue continuing east on 320th Street for 3 miles until reaching Grant Avenue. Turn right (south) on Grant Avenue for 2 miles and the property will be on the right (west) side of the road marked with a Peoples Company sign.

Net Taxes: \$3,526



Auction Terms & Conditions

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.

Farm Program Information: Farm Program Information is provided by the Hancock County Farm Service Agencies. The figures stated in the marketing

Seller: John H. Quinn Family Trust

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 Hancock 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 Pappajohn, Shriver, Eide & Nielsen P.C. Trust Account.

Closing: Closing will occur on or before Thursday, February 29th, 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.

Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
55	Nicollet clay loam	39.11	30.1%		89
107	Webster clay loam	27.94	21.5%		86
138B	Clarion loam	18.47	14.2%		89
221	Klossner muck	13.70	10.6%		32
138D2	Clarion loam	10.73	8.3%		55
485B	Spineville loam	10.49	8.1%		88
641E2	Clarion-Sunburg complex	4.44	3.4%		32
6	Okaboji silty clay loam	1.75	1.3%		59
640C2	Sunburg sandy loam	1.01	0.8%		53
95	Harps clay loam	0.80	0.6%		72
640D2	Sunburg sandy loam	0.66	0.5%		28
640F2	Sunburg sandy loam	0.46	0.4%		5
507	Canisteo clay loam	0.27	0.2%		84

Weighted Average 76.1



CHASE DUESENBERG | 641.529.0562 | CHASE@PEOPLES COMPANY.COM

Representing Attorney: Pappajohn, Shriver, Eide & Nielsen P.C. – Kristen N. Ollenburg in Mason City, Iowa

Farm Lease: The farm is currently leased for the 2024 crop season and the winning bidder will receive 100% of the 2024 cash rental income totaling \$38,700.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Pappajohn, Shriver, Eide & Nielsen P.C. the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

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. The 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
Listing # 17233



PEOPLES COMPANY.COM



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



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