



UPCOMING FARMLAND AUCTION

Howard County Iowa



WEDNESDAY, FEBRUARY 28, 2024 AT 10:00 AM

HOWARD COUNTY FAIRGROUNDS - FEATHERLITE CENTER

220 7TH STREET W
CRESCO, IOWA 52136

WENDY FORTHUN, ALC | 507.251.1637 | WENDY@FARMLANDSALES.COM

KIRK SWENSON | 507.254.5468 | KIRK@FARMLANDSALES.COM

STEVE BRUERE | 515.222.1347 | STEVE@PEOPLESCOMPANY.COM

HOWARD COUNTY, IA FARMLAND AUCTION

MARK YOUR CALENDARS FOR WEDNESDAY, FEBRUARY 28, 2024 | 10:00 AM

Peoples Company and 1 Stop Realty are pleased to be representing the Dietz Family in the sale of 196.38 acres m/l of high quality central Howard County, Iowa farmland with 189.60 NHEL FSA tillable acres, which includes 180.20 acres of current farmland acres carrying a CSR2 value of 83.7. The primary soil types include Clyde silty clay loam, Schley silt loam, Floyd loam, and Oran loam. This land has been owned by the Dietz Family for decades and this is the first time it's been offered for sale to the public. The farm has been operated by a long-term reputable local farm tenant that has served the Dietz Family as an outstanding steward of the land. Not often does a high-quality farm like this come for sale in this excellent farming neighborhood!

The farm has been deemed prior converted and has gentle rolling slopes that allow water to navigate off of the property and also contains substantial 5", 12", or 15" pattern tiling on the west two-thirds of the farm. The farm is leased for the 2024 cropping season.

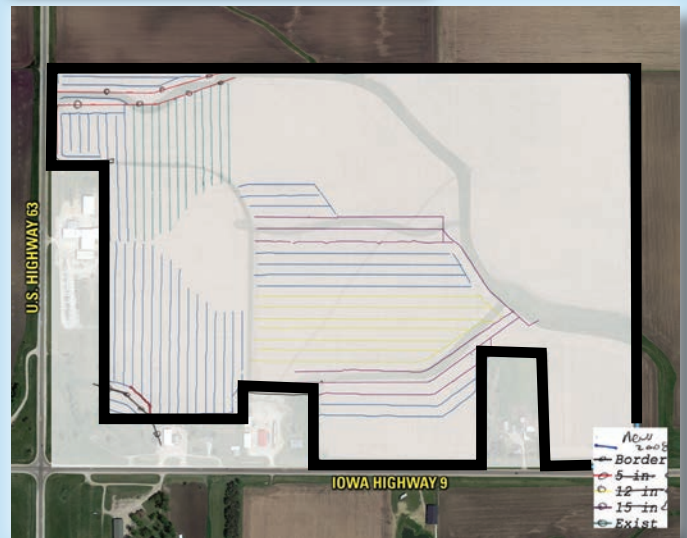
The balance of the FSA cropland acres includes a total of 9.40 NHEL acres enrolled in four CRP (Conservation Reserve Program) contracts paying \$2,599 annually, which include 2.30 acres of CP21 (Filter Strips) expiring in 2028 with an annual payment of \$545 (\$237/acre), 1.20 acres of CP8A (Grassed Waterway) expiring in 2029 with an annual payment of \$284 (\$237/acre) and 4.10 acres of CP8A (Grassed Waterway) expiring in 2031 with an annual payment of \$1,230 (\$300/acre), and 1.80 acres of CP15A (Contour Grass Strips) expiring in 2032 with an annual payment of \$540 (\$300/acre).

Situated eight miles directly west of Cresco, Iowa and immediately northeast of the U.S. Highway 63 and Iowa Highway 9 intersection, this highly tillable farm would make for an outstanding add-on unit to an existing farm operation or investment-grade quality land purchase. In addition, there are several competing grain marketing options located nearby with a variety of grain elevators to merchandise crops.

The single tract will be offered on a price-per-acre basis via Public Auction and will take place on Wednesday, February 28th, 2024, at 10:00 AM at the Howard County Fairgrounds - Featherlite Center, 220 7th Street W, Cresco, Iowa 52136. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available. This property is located within the south half of Section 20 in Howard Center Township, Howard County, Iowa.



TILE MAP



WENDY FORTHUN, ALC | 507.251.1637 | WENDY@FARMLANDSALES.COM | IA LIC B63459000

KIRK SWENSON | 507.254.5468 | KIRK@FARMLANDSALES.COM | IA LIC B63458000

STEVE BRUERE | 515.222.1347 | STEVE@PEOPLESCOMPANY.COM | IA LIC 100095578

AUCTION TERMS AND CONDITIONS

Bidder Registration: All prospective bidders must register with Peoples Company and/or 1 Stop Realty, Inc. (the "Auction Company") receive a bidder number to bid at the auction. The Auction Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Online Bidding: Register to bid at <http://peoplescompany.bidwangler.com/>. Potential bidders may have access to the live auction by utilizing Auction Company's online auction platform via the Internet. By using Auction 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 Auction 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 Howard County Fairgrounds - Featherlite Center, 220 7th Street W Cresco, Iowa, 52136. 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.

Financing: The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

Farm Program Information: Farm Program Information is provided by the Howard County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Auction Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Howard 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 Friday, April 5th, 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 land will be given At Closing, Subject to the Tenant's Rights.

Farm Lease: The farm is leased for the 2024 cropping season and the cropping lease will be assigned to the Buyer at Closing. All 2024 farm income will be credited to the Buyer at Closing.

Property Taxes: All real estate taxes for 2024 will be prorated between the Seller and Buyer to date of Closing.

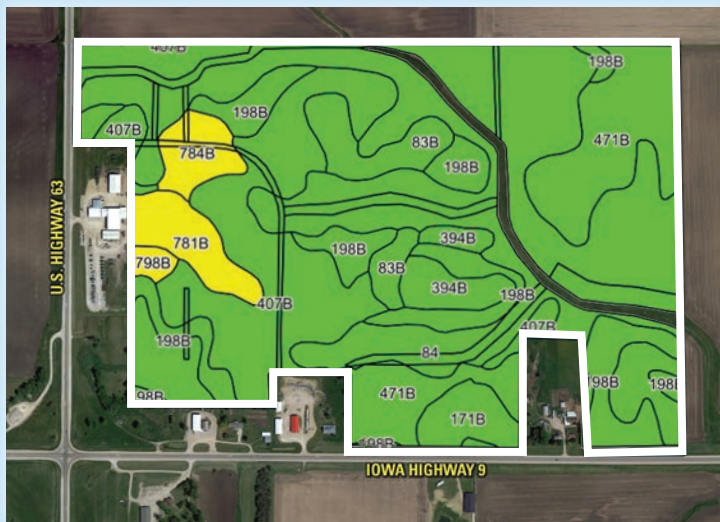
CRP Payments: The tract is subject to multiple Conservation Reserve Program contracts ("CRP Contract"). Seller and any other participants listed in the CRP Contracts will assign the CRP Contracts to Buyer as of the Closing Date, and Buyer shall assume all obligations of the CRP Contract. All payments for the current CRP Contract year shall be prorated to the Closing Date.

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

Mineral Rights: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on all tracts. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

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, Auction Company, or Seller. All bids will be on a per-acre basis. Auction 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 Auction 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 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.



CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
84	Clyde silty clay loam	78.37	41.3%	88
407B	Schley silt loam	33.07	17.4%	81
198B	Floyd loam	24.19	12.8%	89
471B	Oran loam	23.67	12.5%	74
83B	Kenyon loam	7.99	4.2%	90
781B	Lourdes loam	6.27	3.3%	68
394B	Ostrander loam	5.40	2.8%	88
784B	Riceville loam	4.78	2.5%	68
171B	Bassett loam	4.66	2.5%	85
798B	Protivin loam	1.20	0.6%	61

WEIGHTED AVERAGE 83.8

CRP MAP





LISTING #17339

FEBRUARY

28

10:00 AM

AUCTION LOCATION

HOWARD COUNTY FAIRGROUNDS
FEATHERLITE CENTER
220 7TH STREET W
CRESCO, IOWA 52136



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.



Howard County



DIRECTIONS

FROM CRESCO, IOWA: Travel west out of town for approximately 8 miles and the farm is located directly northeast of the intersection of U.S. Highway 63 and Iowa Highway 9. Look for the Peoples Company and 1 Stop Realty auction signs.

FROM LIME SPRINGS, IOWA: Travel south out of town to Iowa Highway 9, which is approximately 5.50 miles. The farm will be located on the east side of U.S. Highway 63 and look for the Peoples Company and 1 Stop Realty auction signs.

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