

Major CARROLL COUNTY, IA LAND AUCTION

752.77 ACRES
M/L
OFFERED AS 8 TRACTS

SEALED BID AUCTION

Bids Due no later than March 20th, 2024 at 5:00 PM (CST)



Major CARROLL COUNTY AUCTION



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Major Carroll County, Iowa Land Auction – High-Quality Farmland in a Strong Farming Community!

Peoples Company is pleased to represent the Parish of Our Lady of the Valley Catholic Church in the sale of 752.77 total acres more or less of prime Carroll County, Iowa farmland through 8 different tracts. The farmland will be offered through a Sealed Bid Auction Method where Buyers are able to submit bids on any individual or combination of tracts. All Sealed Bids are due before 5:00 PM (CST) on Wednesday, March 20th, 2024.

The farmland tracts are located between the towns of Glidden, Iowa and Coon Rapids, Iowa with a range in tract sizes between 37.38 acres m/l and 143.29 acres m/l. The Parish of Our Lady of the Valley received this exceptional gift of farmland from a generous parishioner, the Tessandori Family, and will continue their legacy through charitable efforts.

The farmland portfolio consists of 752.77 acres m/l with 642.73 FSA cropland acres and CSR2 soil ratings reaching the upper-80's. Top-producing soil types are located on these farmland tracts including Canisteo clay loam, Clarion loam, Nicollet clay loam, and Webster clay loam. This property also includes a recreational tract (Tract #8) with prominent old-growth Bur Oak timber.

Located in Section 26, 30, and 31 of Richland Township, these farmland tracts are located near several competing grain markets including both grain elevators and ethanol plants, these highly tillable, contiguous tracts of farmland would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. The farmland has been operated by the same farm family for the last 59 years who have taken great care of

the property through continued maintenance and upkeep. The farming rights for the 2024 farm year will be made available to the new owners for all tracts and there are no outstanding farm leases in place.

County Tile is located on or is accessible to several of these Tracts including drainage tile sizes of 6", 7", and 15" allowing the ability to improve the drainage and productivity of the farmland. Tile map and historical yield information is available to interested parties by contacting the Listing Agent(s).

Tract 1: 80 acres m/l with 76.43 FSA cropland acres and a CSR2 soil rating of 84.1.

Tract 2: 120 acres m/l with 119.27 FSA cropland acres and a CSR2 soil rating of 86.1.

Tract 3: 80 acres m/l with 79.45 FSA cropland acres and a CSR2 soil rating of 88.

Tract 4: 97.24 acres m/l with 94.86 FSA cropland acres and a CSR2 soil rating of 87.6.

Tract 5: 143.29 acres m/l with 139.16 FSA cropland acres and a CSR2 soil rating of 79.7.

Tract 6: 37.38 acres m/l with 29.61 FSA cropland acres and a CSR2 soil rating of 75.2.

Tract 7: 51.46 acres m/l with 48.26 FSA cropland acres and a CSR2 soil rating of 79.8.

Tract 8: 143.40 acres m/l with 55.69 FSA cropland acres and a CSR2 soil rating of 66.7. Part of the farmland acres includes 42.39 acres enrolled in the Conservation Reserve Program (CRP) with a total annual payment of \$12,753 and contract expiration dates between 2026-2031.

*The FSA cropland acres are estimated as several of these tracts will be surveyed and are subject to change after reconstitution by the Carroll County Farm Service Agency.

**752.77 ACRES
M/L
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**TRACT 1: 80 ACRES M/L
TRACT 2: 120 ACRES M/L
TRACT 3: 80 ACRES M/L
TRACT 4: 97.24 ACRES M/L**

**TRACT 5: 143.29 ACRES M/L
TRACT 6: 37.38 ACRES M/L
TRACT 7: 51.46 ACRES M/L
TRACT 8: 143.4 ACRES M/L**



CONTACT

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STEVE BRUERE

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TRACT 1: 80 ACRES M/L

270th Street & Zephyr Avenue
Glidden, IA 51443

Tract 1 consists of 80 acres m/l with 76.43 FSA cropland acres carrying an impressive CSR2 rating of 84.1. Primary soil types include top-producing soils Canisteo clay loam and Clarion loam. Located on the northwest corner of where 270th Street & Zephyr Avenue intersect; this tract is situated in Section 26 of Richland Township.

Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	CSR2
L507	Canisteo clay loam	38.79	50.8%		87
L138B2	Clarion loam	11.21	14.7%		85
6	Okoboji silty clay loam	7.75	10.1%		59
L55	Nicollet loam	6.01	7.9%		91
L107	Webster clay loam	5.08	6.6%		88
L138B	Clarion loam	4.25	5.6%		88
L138C2	Clarion loam	3.27	4.3%		83
Weighted Average					84.1

84.1
CSR2



TRACT 2: 120 ACRES M/L

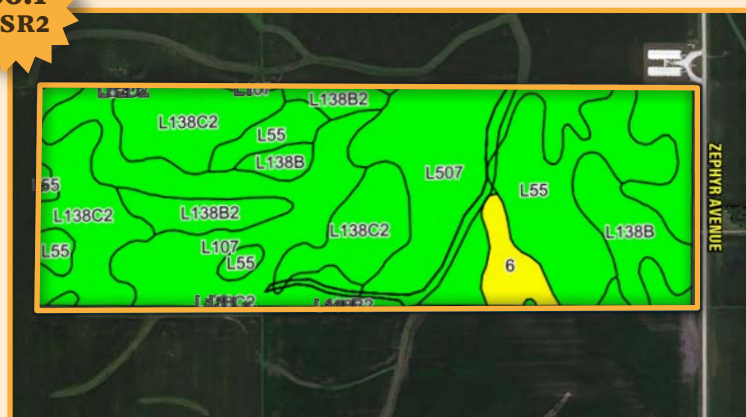
Zephyr Avenue
Glidden, IA 51443

Tract 2 consists of 120 acres m/l with 119.27 FSA cropland acres carrying an impressive CSR2 rating of 86.1. Primary soil types include top-producing soils Canisteo clay loam and Clarion loam. Located on the west side of Zephyr Avenue, this tract is situated in Section 26 of Richland Township.

Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	CSR2
L507	Canisteo clay loam	29.16	24.4%		87
L138C2	Clarion loam	26.12	21.9%		83
L107	Webster clay loam	23.71	19.9%		88
L55	Nicollet loam	21.66	18.2%		91
L138B	Clarion loam	8.57	7.2%		88
L138B2	Clarion loam	6.14	5.1%		85
6	Okoboji silty clay loam	3.76	3.2%		59
Weighted Average					86.1

86.1
CSR2



TRACT 3: 80 ACRES M/L

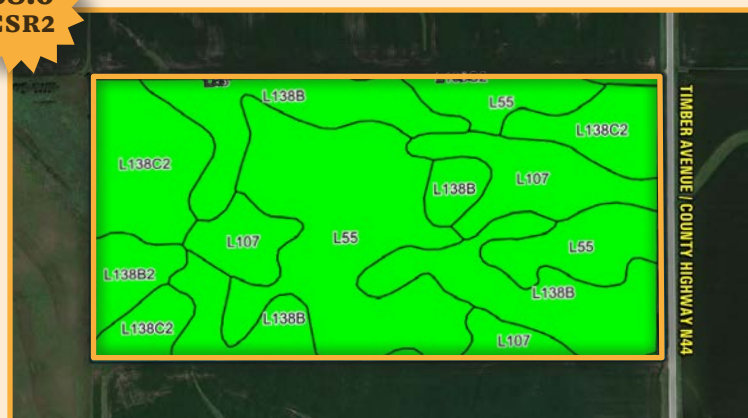
County Highway N44 / Timber Avenue
Coon Rapids, IA 50058

Tract 3 consists of 80 acres m/l with 79.45 FSA cropland acres carrying an impressive CSR2 rating of 88. Primary soil types include top-producing soils Nicollet loam and Clarion loam. Located on the west side of County Highway N44 / Timber Avenue, this tract is situated in Section 31 of Richland Township.

Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	CSR2
L55	Nicollet loam	27.80	35.0%		91
L138B	Clarion loam	22.79	28.7%		88
L138C2	Clarion loam	14.48	18.2%		83
L107	Webster clay loam	11.48	14.4%		88
L138B2	Clarion loam	2.90	3.7%		85
Weighted Average					88.0

88.0
CSR2



TRACT 4: 97.24 ACRES M/L

County Highway N44 / Timber Avenue
Coon Rapids, IA 50058

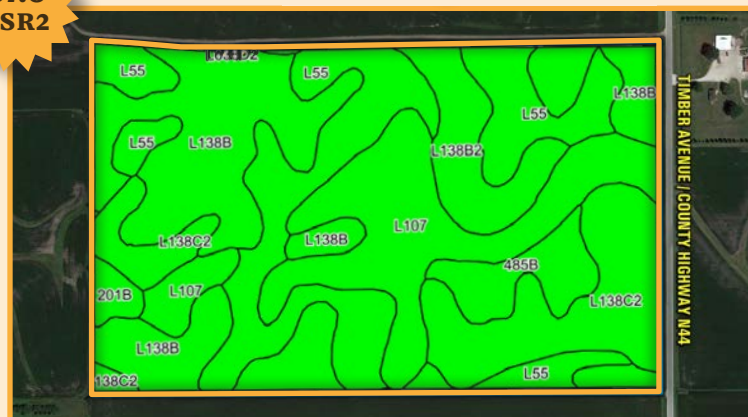
Tract 4 consists of 97.24 acres m/l with 94.86 FSA cropland acres carrying an impressive CSR2 rating of 87.6. Primary soil types include top-producing soils Clarion loam and Nicollet loam. Located on the west side of County Highway N44 / Timber Avenue, this tract is situated in Section 31 of Richland Township.

*The lane extending easterly from Tract 8 towards County Highway N44 is owned by Tract 8 but the Buyer/s of Tract 4 and Tract 5 will be allowed to use the driveway for farm access purposes through a shared lane agreement. A shared lane agreement is being created and will be put into place prior to closing. Contact the Listing Agent(s) for details of the shared lane agreement.

Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	CSR2
L138B	Clarion loam	24.36	25.7%		88
L55	Nicollet loam	23.78	25.1%		91
L107	Webster clay loam	20.43	21.5%		88
L138C2	Clarion loam	14.46	15.2%		83
L138B2	Clarion loam	6.25	6.6%		85
485B	Spillville loam	4.34	4.6%		88
Weighted Average					87.6

87.6
CSR2



TRACT 5: 143.29 ACRES M/L

County Highway N44 / Timber Avenue
Coon Rapids, IA 50058

Tract 5 consists of 143.29 acres m/l with 139.16 FSA cropland acres carrying a CSR2 rating of 79.9. Primary soil types include top-producing soils Clarion loam and Webster clay loam. Located on the west side of County Highway N44 / Timber Avenue, this tract is situated in Sections 30 & 31 of Richland Township.

Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	CSR2
L138B2	Clarion loam	30.60	22.0%		85
L107	Webster clay loam	24.99	18.0%		88
L638D2	Omsrud-Storden complex	24.17	17.4%		53
L138C2	Clarion loam	22.35	16.1%		83
L55	Nicollet loam	20.94	15.0%		91
L138B	Clarion loam	10.47	7.5%		88
201B	Coland-Spillville complex	2.33	1.7%		77
L62D2	Storden loam	1.61	1.2%		41
L62E2	Storden loam	1.09	0.8%		32
Weighted Average					79.7

**79.7
CSR2**



*The lane extending easterly from Tract 8 towards County Highway N44 is owned by Tract 8 but the Buyer/s of Tract 4 and Tract 5 will be allowed to use the driveway for farm access purposes through a shared lane agreement. A shared lane agreement is being created and will be put into place prior to closing. Contact the Listing Agent(s) for details of the shared lane agreement.

TRACT 6: 37.38 ACRES M/L

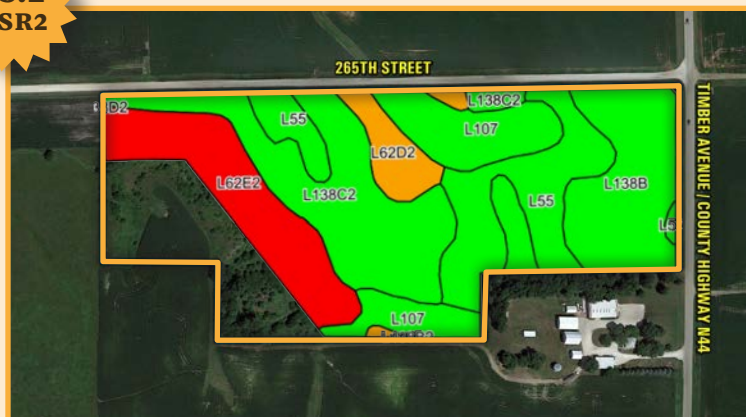
County Highway N44 / Timber Avenue & 265th Street
Coon Rapids, IA 50058

Tract 6 consists of 37.38 acres m/l with 29.61 FSA cropland acres carrying an impressive CSR2 rating of 75.2. Primary soil types include top-producing soils Clarion loam and Nicollet loam. Located on the southwest corner of where 265th Street & County Highway N44 / Timber Avenue intersect, this tract is situated in Section 30 of Richland Township.

Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	CSR2
L138C2	Clarion loam	7.33	24.8%		83
L55	Nicollet loam	5.76	19.5%		91
L138B	Clarion loam	5.72	19.3%		88
L62E2	Storden loam	5.02	17.0%		32
L107	Webster clay loam	4.08	13.8%		88
L62D2	Storden loam	1.70	5.7%		41
Weighted Average					75.2

**75.2
CSR2**



TRACT 7: 51.46 ACRES M/L

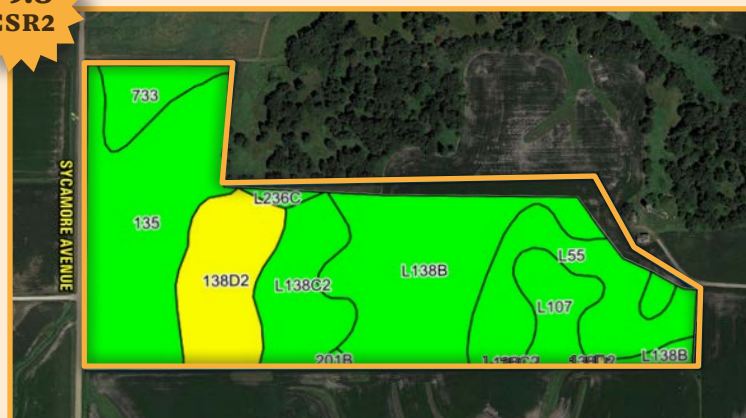
Sycamore Avenue
Coon Rapids, IA 50058

Tract 7 consists of 51.46 acres m/l with 48.26 FSA cropland acres carrying a CSR2 rating of 79.8. Primary soil types include top-producing soils Coland clay loam and Clarion loam. Located on the east side of Sycamore Avenue, this tract is situated in Section 31 of Richland Township.

Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	CSR2
135	Coland clay loam	12.38	25.7%		76
L138B	Clarion loam	12.28	25.4%		88
L55	Nicollet loam	6.95	14.4%		91
138D2	Clarion loam	6.01	12.5%		52
L138C2	Clarion loam	5.02	10.4%		83
L107	Webster clay loam	2.70	5.6%		88
733	Calco silty clay loam	2.38	4.9%		78
L236C	Lester loam	0.38	0.8%		81
Weighted Average					79.8

79.8
CSR2



SEALED BID AUCTION

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TRACT 8: 143.4 ACRES M/L

Sycamore Avenue
Coon Rapids, IA 50058

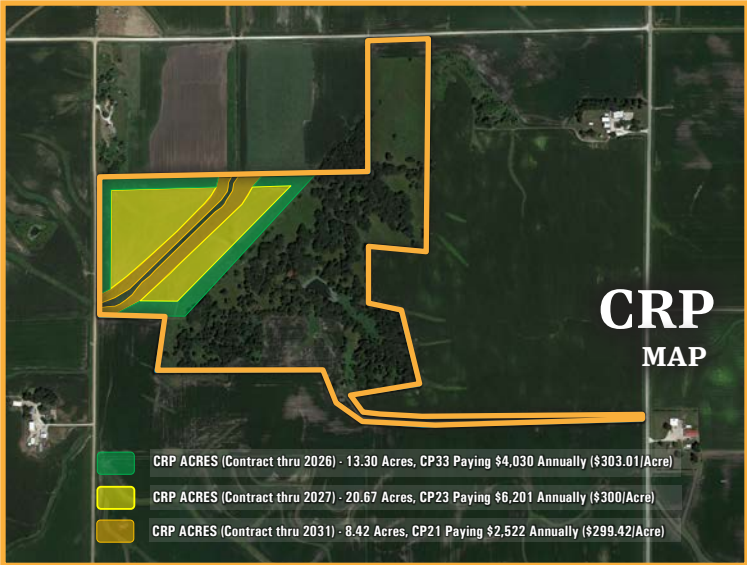
Tract 8 consists of 143.4 acres m/l of prime, income-producing recreational ground. This tract includes over 55 acres of mature hardwoods, a 1-acre pond, pasture ground, and 55.69 FSA cropland acres with a CSR2 of 66.7. Of the cropland acres, 42.39 acres are enrolled in the Conservation Reserve Program (CRP). The CRP contracts include 13.30 acres enrolled in CP33 with an annual payment of \$4,030 (\$303.01/Acre) expiring in 2026, 20.67 acres enrolled in CP23 with an annual payment of \$6,201 (\$300/acre) expiring in 2027, and 8.42 acres enrolled in CP21 with an annual payment of \$2,522 (\$299.42/acre) expiring in 2031. The total annual CRP payment is \$12,753. Primary soil types on the tillable acres include Knoke mucky silty clay loam and Calco silty clay loam. Located on the east side of Sycamore Avenue and the South side of 265th Street, this tract has additional access to the east from County Highway N44 / Timber Avenue. This tract is situated in Sections 30 & 31 of Richland Township.

*Tract 8 contains an old building site located in the southeast corner of the tract and will be sold “as is - where is.” Any personal items or debris remaining on the site at closing will become the property and responsibility of the Buyer.

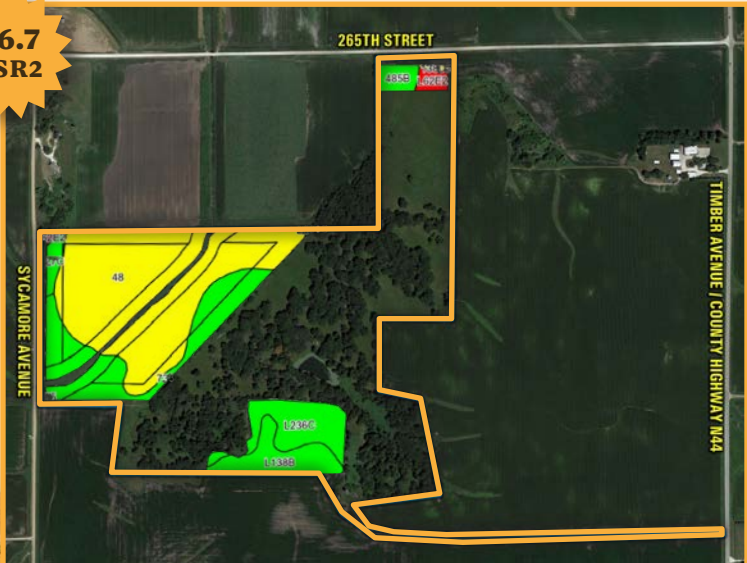
*The lane extending easterly from Tract 8 towards County Highway N44 is owned by Tract 8, but the Buyer/s of Tract 4 and Tract 5 will be allowed to use the driveway for farm access purposes through a shared lane agreement. A shared lane agreement is being created and will be put into place prior to closing. Contact the Listing Agent(s) for details of the shared lane agreement.

Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	CSR2
48	Knoke mucky silty clay loam	30.08	54.0%		56
733	Calco silty clay loam	11.02	19.8%		78
L236C	Lester loam	5.97	10.7%		81
L138B	Clarion loam	4.75	8.5%		88
485B	Spillville loam	1.54	2.8%		88
27C	Terril loam	1.07	1.9%		82
L62E2	Stroden loam	1.03	1.8%		32
138D2	Clarion loam	0.23	0.4%		52
Weighted Average					66.7

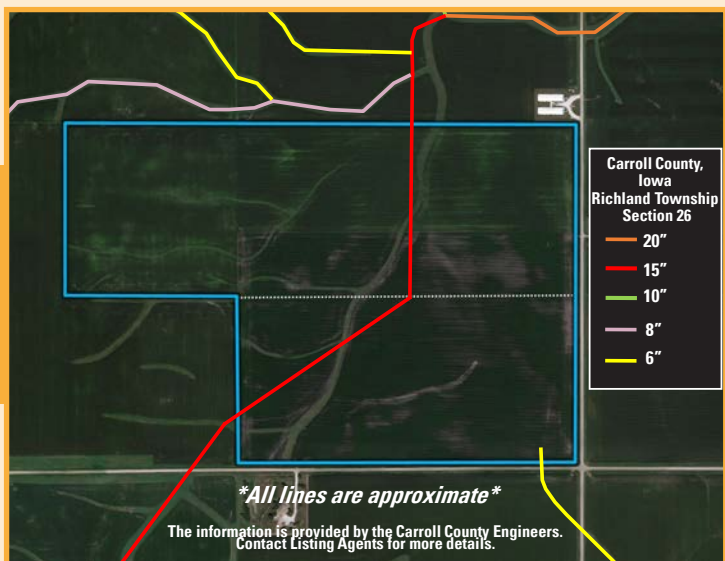


66.7
CSR2

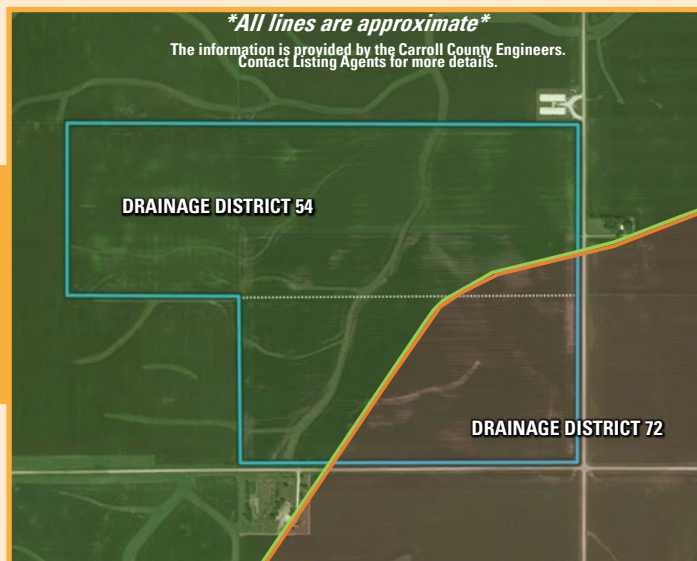


TILE AND DRAINAGE MAPS

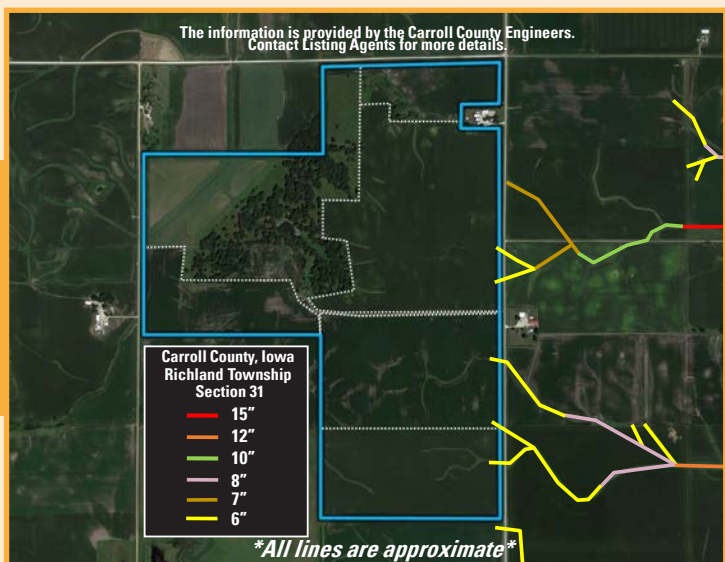
TILE MAP



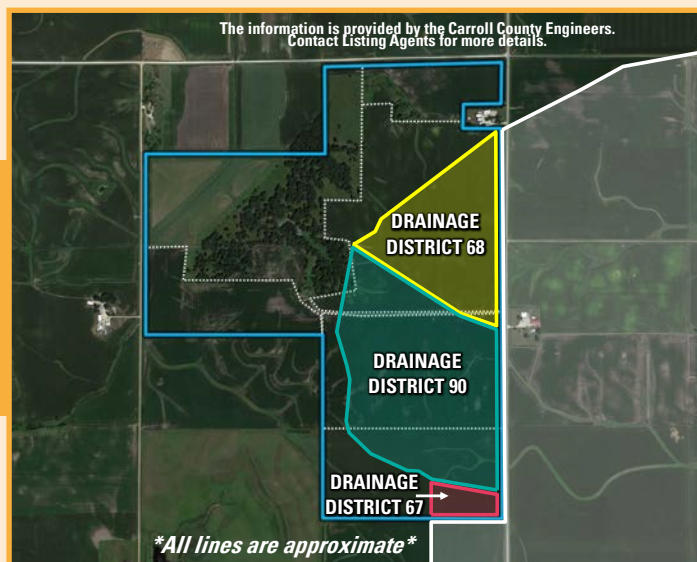
DRAINAGE MAP



TILE MAP



DRAINAGE MAP



Major CARROLL COUNTY AUCTION



AUCTION TERMS & CONDITIONS

Seller: Our Lady of the Valley Iowa

Representing Attorneys: Spellman & McDevitt Law Firm
- Dan Spellman in Perry, Iowa & Horak Law Offices - Bob Horak in Perry, Iowa

Sealed Bid Submittal Process & Deadline: Sealed Bids, in written or electronic format, for the Property will be due no later than 5:00 P.M. CST, on Wednesday, March 20th, 2024, to the following:

Matt Adams
Peoples Company
12119 Stratford Drive, Suite B
Clive, IA 50325
Matt@PeoplesCompany.com

Sealed Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Listing Agent Matt Adams by phone at (515) 423.9235 or by email at Matt@PeoplesCompany.com. Handwritten bids, if legible, may be acceptable in the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids can be submitted via mail or email but must be received by the deadline date in order to be considered.

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer, enter into negotiations with one or more Bidders, or withdraw the Property from market without notice. Upon the Seller's acceptance of any bid or offer, the winning Bidder and Seller shall enter into a binding real estate sales contract. The Seller shall not be obligated or bound to sell the Property until Seller has entered into a fully executed, definitive real estate sales contract.

Agency: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the sales transactions.

Farm Program Information: Farm Program Information is provided by the Carroll 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 Carroll County FSA and NRCS offices.

Earnest Money Payment: An earnest money payment of 10% of purchase price will be due upon acceptance and notification of successful offer. The earnest money payment may be paid in the form of cash, wire transfer or check. All funds will be held in Peoples Company's Trust Account.

Closing Date: Closing will occur on or before Wednesday, May 15th, 2024. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

Closing Expenses & Prorations: Buyer and Seller shall share equally all closing fees. Seller shall pay real estate transfer taxes for the transfer of the Real Property and the cost of providing a current abstract at their expense. All real estate taxes will be prorated to the date of Closing.

Possession: Possession of the farm will be given immediately after the execution of the real estate sales contract, receipt of the Earnest Money and proof of liability insurance.

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M/L
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Farm Lease: The farm is “open” for the 2024 cropping season.

CRP Payments: Tract 8 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 by the Carroll County Farm Service Agency (FSA) Office.

Contract & Title: The successful Buyer(s) 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.

Financing: Buyer’s obligation to purchase the Real Estate is unconditional and is not contingent upon Buyer obtaining financing. All financial arrangements are to have been made prior to bidding at the auction.

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: Survey’s will be completed for Tracts 4, 5, 6, 7 & 8 and will be the responsibility of the Seller to complete prior to Closing. Acres are subject to change but the purchase price for those tract(s) will not adjust. If Tracts 1 & 2 and/or Tracts 3 & 4 sell separately, the boundary lines between the tracts will be marked.

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 Peoples Company or the Seller. All bids will be on a total dollar basis. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the sales transaction.

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 submitting their bid. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the abstract.

For more information about this auction contact:

Matt Adams 515.423.9235
Matt@PeoplesCompany.com

Steve Bruere 515.222.1347
Steve@PeoplesCompany.com

Scan the QR code to visit
Peoples Company.com
Listing #17397





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17397

SCAN QR CODE
FOR MORE
INFORMATION



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