

UPCOMING FARMLAND AUCTION

DALLAS COUNTY, IOWA

BEVERLY A. CLUTS TRUST



MARCH

28th

10:00 AM

AUCTION LOCATION

American Legion | 1116 Thomas Street
Redfield, Iowa 50233

OFFERED IN 3 TRACTS

168.75

ACRES M/L

MATT ADAMS | 515.423.9235

Matt@PeoplesCompany.com

IA LIC S59699000



Listing #17329

PeoplesCompany.com

UPCOMING FARMLAND AUCTION

DALLAS COUNTY, IOWA

BEVERLY A. CLUTS TRUST

Mark your calendars for Thursday, March 28th, 2024! Peoples Company is pleased to represent the Beverly A. Cluts Trust in the sale of 168.75 acres m/l of high-quality Dallas County, Iowa farmland located southeast of Linden, Iowa, and northwest of Redfield, Iowa on Canyon Circle.

These farmland tracts predominantly include soil types of Clarion loam and Coland-Terril complex with soil ratings in the mid-80s, exceeding the Dallas County average CSR2 of 76. In addition to the high-quality cropland acres, tracts 2 and 3 offer exceptional recreational opportunities and potential to be utilized as future building sites. The farm is leased for the 2024 crop year, the 2024 cash rent will be given to the new Buyer(s). Contact the listing agent for more details.

Tract 1: 80 Acres m/l with 75.14 FSA cropland acres and a CSR2 soil rating of 84.8.

Tract 2: 34.25 Acres m/l with 20.2 FSA cropland acres and a CSR2 soil rating of 82.2.

Tract 3: 54.5 Acres m/l with 21 FSA cropland acres and a CSR2 soil rating of 87.

The farmland tracts have a convenient location between Linden and Redfield, Iowa, and are just over 10 miles west of Adel, Iowa. Located in a strong farming community with great access to several competing grain markets including both grain elevators and ethanol plants, these highly tillable tracts of farmland would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. Sections 27 & 28 of Linn Township, Dallas County, Iowa.

The farmland will be sold as three individual tracts using the "Buyer's Choice" Auction Method, where the high bidder can take, in any order, any or all tracts for their high bid. The auction will be held at 10:00 a.m. CST on Thursday, March 28th, 2024, at the American Legion in Redfield, Iowa. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

DIRECTIONS

From Linden, Iowa head east on 270th Street for 2.5 miles until you reach County Road P46. Turn right (south) and travel for 0.75 miles until you reach Canyon Circle. Turn right (west) and travel for 0.5 miles. Tract 1 will be on the west side of the road and Tracts 2 & 3 will be on the east side of the road. Look for the Peoples Company signs.

From Redfield, Iowa head north on El Paso Avenue for 1.0 miles until you reach Linden Road. Turn left (west) and travel for 1.5 miles until you reach Canyon Circle. Turn right (north) and travel for 0.75 miles. Tract 1 will be on the west side of the road and Tracts 2 & 3 will be on the east side of the road. Look for the Peoples Company signs.



TRACT 1: 80 Acres M/L



TRACT 2: 34.25 Acres M/L



TRACT 3: 54.50 Acres M/L



TRACT ONE

80.00
ACRES M/L
NET TAXES: \$1,614

Tract 1 consists of 80 acres m/l with 75.14 FSA cropland acres and an impressive CSR2 soil rating of 84.8. The northern 41.49 FSA cropland acres are designated NHEL (Non-Highly Erodible Land), and the southern 33.65 FSA cropland acres are designated HEL (Highly Erodible Land). A conservation plan is already in place, contact the listing agent for more details. Primary soil types consist of top-producing soils Clarion loam and Coland-Terril complex.

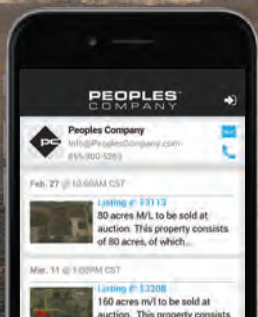
Recent improvements to Tract 1 include the removal of a grassed waterway in the center of the farm, adding 5-plus acres into row crop production. The farmland tract is located southeast of Linden, Iowa and northwest of Redfield, Iowa on Canyon Circle. The farm is leased for the 2024 crop year, the 2024 cash rent will be given to the new Buyer in the total amount of \$24,500 or \$326 / cropland acre. This highly tillable farmland tract is located in Section 28 of Linn Township, Dallas County, Iowa.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	CSR2
L138C2	Clarion loam	34.80	46.8%	83
169B	Clarion loam	28.18	19.8%	91
201B	Coland-Terril complex	8.86	14.5%	74
L107	Webster clay loam	2.21	13.6%	88
138D2	Clarion loam	0.80	5.1%	54
L55	Nicollet loam	0.29	0.2%	91

Weighted Average 84.8



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.

TRACT TWO

34.25
ACRES M/L
NET TAXES: \$506

Tract 2 consists of 34.25 acres m/l with 20.2 FSA cropland acres and an impressive CSR2 soil rating of 82.2. The FSA cropland acres are designated HEL (Highly Erodible Land). A conservation plan is already in place, contact the listing agent for more details. Primary soil types consist of top-producing soils Clarion loam and Lester loam. The farmland tract is located southeast of Linden, Iowa and northwest of Redfield, Iowa on Canyon Circle.

In addition to the high-quality cropland acres, over 12 acres of timber add recreational opportunities and make this tract an excellent location for a future building site. Utilities are provided by Xenia Rural Water and Mid-American Energy. The farm is leased for the 2024 crop year, the 2024 cash rent will be given to the new Buyer in the total amount of \$5,150 or \$255 / cropland acre. This farmland tract is located in Section 28 of Linn Township, Dallas County, Iowa.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	CSR2
L138C2	Clarion loam	10.20	50.5%	83
169B	Clarion loam	4.92	24.4%	91
L236C2	Lester loam	3.78	18.7%	77
138D2	Clarion loam	1.05	5.2%	54
201B	Coland-Terril complex	0.25	1.2%	74
Weighted Average				82.2



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TRACT THREE

54.50
ACRES M/L
NET TAXES: \$518

Tract 3 consists of 54.5 acres m/l with 21 FSA cropland acres and an impressive CSR2 soil rating of 87. The FSA cropland acres are designated HEL (Highly Erodible Land). A conservation plan is already in place, contact the listing agent for more details. Primary soil types consist of top-producing soils Clarion loam and Nicollet loam. The farmland tract is located southeast of Linden, Iowa and northwest of Redfield, Iowa on Canyon Circle.

In addition to the high-quality cropland acres, almost 30 acres of mature timber add recreational opportunities and ensure the opportunity to harvest trophy-caliber deer and wild turkeys. The improved driveway on this tract provides excellent access to the entire farm and makes this tract an ideal location for a future building site. Utilities are provided by Xenia Rural Water and Mid-American Energy.

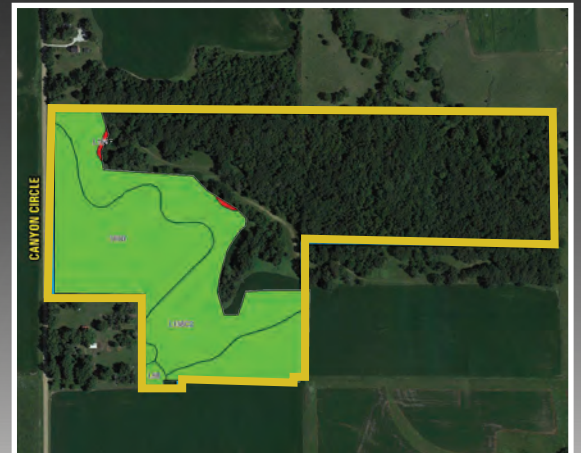
On the east side of Tract 3, Northern Natural Gas has an underground storage lease pertaining to the east 20 acres of timber. The lease will transfer with the land and pay \$23.25 per acre or \$472 annually. An additional \$0.35 will be added per acre, per year to the total payment. The farm is leased for the 2024 crop year, the 2024 cash rent will be given to the new Buyer in the total amount of \$5,350 or \$255 / cropland acre. This farmland tract is located in Sections 27 & 28 of Linn Township, Dallas County, Iowa.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	CSR2
169B	Clarion loam	11.48	54.7%	91
L138C2	Clarion loam	9.15	43.6%	83
L55	Nicollet loam	0.25	1.2%	91
L168F	Hayden loam	0.12	0.6%	5

Weighted Average 87





12119 Stratford Drive
Clive, IA 50325



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Listing #17329



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

UPCOMING FARMLAND AUCTION DALLAS COUNTY, IA



AUCTION LOCATION
American Legion
1116 Thomas Street
Redfield, Iowa 50233

AUCTIONS 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 three tracts will be offered via Public Auction and will take place at 10:00 AM at the American Legion in Redfield, Iowa. The three farmland tracts will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take one or both tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all farmland tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. 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 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 Dallas 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 Dallas 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 Monday, May 13th, 2024. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

POSSESSION: Possession of the land will be given At Closing.

FARM LEASE: The farm is leased for the 2024 crop year, the 2024 cash rent will be given to the new Buyer(s). Contact the listing agent for more details.

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.

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 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.