

WRIGHT COUNTY IOWA FARMLAND AUCTION

LISTING #17507
 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

156.21
ACRES M/L

OFFERED IN TWO TRACTS

JUNE 14, 2024 AT 10 AM
THE RED SHED EVENT CENTER
908 2ND STREET NORTHWEST | CLARION, IOWA 50525

CHASE DUESENBERG | 641.529.0562
IA LIC S65470000 | CHASE@PEOPLESCOMPANY.COM

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FRIDAY, JUNE 14, 2024 AT 10 AM

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Peoples Company is pleased to represent the Richard and Donna Evans Family Trust in the sale of 156.21 m/l surveyed acres located just outside of city limits east of Clarion, Iowa. The farmland will be sold as two individual tracts through the Buyer's Choice Auction Method on Friday, June 14th, 2024 at The Red Shed Event Center in Clarion, Iowa.

TRACT 1: 41.26 m/l surveyed acres with 39.79 FSA cropland acres; CSR2 rating of 82.6.

TRACT 2: 114.95 m/l surveyed acres with 113.16 FSA cropland acres; CSR2 rating of 80.1.

These high-quality farmland tracts are located in a strong farming community. They would be a great add-on to an existing farm operation, an affordable tract for a beginning farmer, or a smart investment for the buyer looking to diversify their portfolio. These farms have great access to Iowa Highway 3 with several grain marketing outlets nearby. Tracts 1 & 2 are leased for the 2024 cropping season and the winning bidder/s will receive credit at closing for the second-half cash rent payment. The property is located in Section 5 of Lincoln Township.

The farms will be offered via a live Public Auction that will take place at 10:00 AM CST on Friday, June 14th, 2024, at The Red Shed Event Center, 908 2nd Street Northwest, Clarion, Iowa. The land will be sold as two individual tracts using the "Buyer's Choice" auction method on a price per acre basis and the high bidder can take, in any order, one or both tracts for their high bid. "Buyer's Choice" auctioning will continue until both tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available.



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TRACT ONE

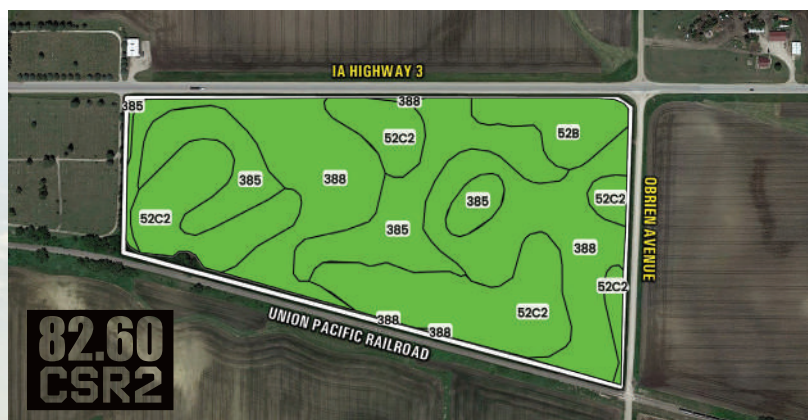
Tract 1 includes 41.26 m/l surveyed acres with 39.79 FSA cropland acres carrying a CSR2 of 82.6. The primary soil types consist of Kossuth Silty clay loam, Bode clay loam, and Guckeen clay loam. Farmland acres are designated as NHEL (Non-Highly Erodible Land) and private tile has been installed (Contact Agent for details). A wetland determination has been completed deeming the property as "prior converted" or PC which would allow for the current drainage tile to be maintained and new drainage tile to be installed on the farm without any restrictions. The farm is situated in Drainage Districts #14, #176, and #176 LAT 4. Per discussions with the Wright County Drainage Clerk, there are no outstanding assessments due or upcoming projects in these drainage districts.

The farm has great access to Iowa Highway 3 with several competing grain marketing options nearby. Tract 1 is leased for the 2024 cropping season and the winning bidder will receive credit at closing for the second-half cash rent payment of \$6,366. The property is located in Section 5 of Lincoln Township in Wright County, Iowa.



DIRECTIONS

From Clarion, Iowa: Travel east out of town on Iowa Highway 3 for one mile and Tract 1 will be located on the south side of the road marked with a Peoples Company sign.



FSA Tillable Soils Map

CODE	SOIL DESCRIPTION	ACRES	% of Field	LEGEND	CSR2
388	Kossuth silty clay loam	14.74	37.04%		86
52C2	Bode clay loam	13.16	33.07%		82
385	Guckeen clay loam	9.42	23.67%		76
52B	Bode clay loam	2.47	6.21%		91

Weighted Average: 82.6



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

41.26
ACRES M/L

TRACT TWO

Tract 2 includes 114.95 surveyed acres with 113.16 FSA cropland acres carrying a CSR2 of 80.1. The primary soil types consist of Bode clay loam, Kossuth Silty clay loam, and Terril loam. Farmland acres are designated as HEL (Highly Erodible Land) and private tile has been installed (Contact Agent for details). A wetland determination has been completed deeming the property as "prior converted" or PC which would allow for the current drainage tile to be maintained and new drainage tile to be installed on the farm without any restrictions. The farm is situated in Drainage District #14. Per discussions with the Wright County Drainage Clerk, there are no outstanding assessments due or upcoming projects in Drainage District #14.

The farm has great access to Iowa Highway 3 with several competing grain marketing options nearby. Tract 2 is leased for the 2024 cropping season and the winning bidder will receive credit at closing for the second-half cash rent payment of \$18,105. The property is located in Section 5 of Lincoln Township in Wright County, Iowa.



DIRECTIONS

From Clarion, Iowa: Travel east out of town on Iowa Highway 3 for one mile until reaching Obrien Avenue. Turn right (south) on Obrien Avenue for 1/2 mile and Tract 2 will be located on the west side of the road marked with a Peoples Company sign.



FSA Tillable Soils Map

CODE	SOIL DESCRIPTION	ACRES	% of Field	LEGEND	CSR2
52C2	Bode clay loam	34.22	30.24%		82
388	Kossuth silty clay loam	21.85	19.31%		86
27B	Terril loam	13.17	11.64%		87
52B	Bode clay loam	13.03	11.51%		91
385	Guckeen clay loam	11.40	10.07%		76
6	Okoboji silty clay loam	4.38	3.87%		59
138D2	Clarion loam	4.28	3.78%		57
95	Harps clay loam	3.72	3.29%		72
62D2	Storden loam	3.34	2.95%		41
485	Spillville loam	3.04	2.69%		88
5040	Orthents	0.69	0.61%		5
135	Coland clay loam	.06	0.05%		76

Weighted Average: 80.1

114.95
ACRES M/L

AUCTION TERMS & CONDITIONS

REPRESENTING ATTORNEY: Timothy M. Anderson - Anderson Law Firm in Garner, Iowa

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.

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: Tracts 1 & 2 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, in any order, one or both tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until both tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

TRACT 1: 41.26 SURVEYED ACRES M/L

TRACT 2: 114.95 SURVEYED ACRES M/L

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 Wright 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 Wright 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 Timothy M. Anderson Clients Trust Account.

CLOSING: Closing will occur on or before Wednesday, July 31st, 2024. The balance of the purchase price will be payable at closing in the form of a wire transfer.

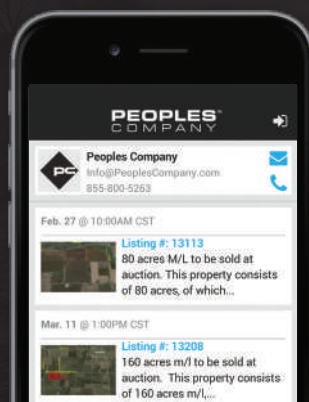
POSSESSION: Possession of each tract will be given At Closing, Subject to Tenant's Rights.

FARM LEASE: The farm is leased for the 2024 cropping season. The Buyer(s) will receive a credit for the second half payment of the cash rent at closing. Contact the agent for details.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Timothy M. Anderson Clients Trust Account 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. 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.



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.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17507



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