

IDA COUNTY, IOWA LAND AUCTION

Listing #17728 | Buchanan Avenue | Arthur, IA 51431



Auction Details:

Tuesday, August 27th,
2024 at 10:00 AM

Auction Location:

Arthur Community Center
224 Main Street
Arthur, Iowa 51431



80.0
ACRES M/L

MATT ADAMS

515.423.9235

Matt@PeoplesCompany.com

IA LIC S59699000

ANDREW ZELLMER

712.898.5913

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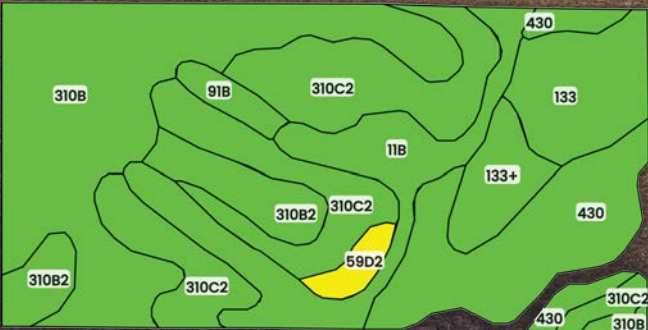


Ida County, Iowa Land Auction – Mark your calendar for Tuesday, August 27th, 2024 at 10:00 AM! Peoples Company is pleased to be representing the Richard D. Treman Trust in the sale of 80 total acres m/l located two miles east of Arthur, Iowa, and approximately four miles west of Odebolt, Iowa. This high-quality west-central Iowa farm consists of 77.43 FSA tillable acres with a CSR2 soil rating of 85.1. Primary soil types include productive Galva silty clay loam, Ackmore silt loam, and Colo-Judson silty clay loam. The farm has an open drainage ditch in the southeast corner allowing for superior drainage and carrying water off the property.

Located on the west side of Buchanan Avenue in Section 24 of Blaine Township, Ida County, Iowa, this farm would make a great add-on to an existing farming operation or an investment for the Buyer looking to diversify their portfolio. With close proximity to a POET Bioprocessing center in Arthur, Iowa, and multiple grain elevators in Odebolt, Iowa, the grain marketing possibilities for this farm are unrivaled.

The single tract will be offered on a price-per-acre basis via Public Auction and will take place on August 27th, 2024 at 10:00 AM in the Arthur Community Center in Arthur, Iowa. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

SOILS MAP



Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2
310B	Galva silty clay loam	21.57	27.86%	●	95
310C2	Galva silty clay loam	17.64	22.78%	●	84
430	Ackmore silt loam	11.78	15.21%	●	77
11B	Colo-Judson silty clay loams	9.49	12.26%	●	80
133	Colo silty clay loam	6.02	7.77%	●	78
310B2	Galva silty clay loam	5.09	6.57%	●	90
133+	Colo silt loam	3.21	4.15%	●	78
91B	Primghar silty clay loam	1.44	1.86%	●	95
59D2	Burchard clay loam	1.20	1.55%	●	65
Weighted Average					85.1

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From Arthur, Iowa: Head north on Quail Avenue for half a mile. Then, turn right (east) onto 250th Street for 1 mile. Turn right (south) onto Buchanan Avenue and go for half a mile. Farm will be on the right hand (west) side of the road. Look for Peoples Company signage.



AUCTION 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 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 tract will be offered via Public Auction and will take place at 10:00 AM at the Arthur Community Center in Arthur, Iowa. 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.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order 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 Ida 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 Ida 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 Tuesday, October 15th, 2024. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Possession of the land will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The farm is leased for the 2024 cropping season.

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. Sale is not contingent upon Buyer financing.

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.

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. 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 own investigation of the property prior to 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



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