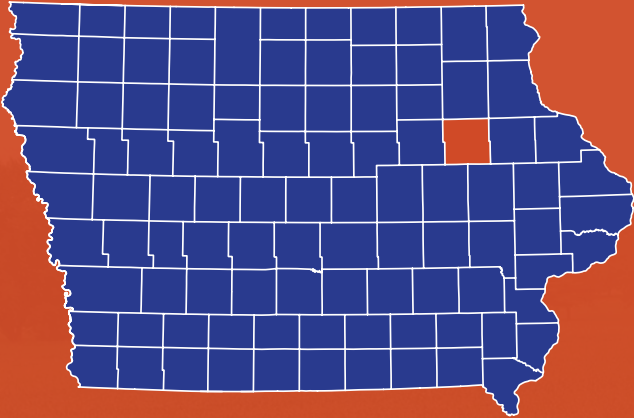


PREMIUM QUALITY DEVELOPMENT & FARMLAND AUCTION



**44 ACRES M/L
BUCHANAN
COUNTY,
IOWA**

TRAVIS SMOCK

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LISTING #17730

**North Street/1st Street
Jesup, IA 50648**



AUCTION DETAILS

LOCATION:

JESUP CITY HALL COMMUNITY ROOM
791 6TH STREET
JESUP, IOWA 50681

DATE AND TIME:

WEDNESDAY, AUGUST 21
2024 AT 10:00 AM

Premium Quality Development & Farmland Auction! Offering 44 acres m/l of Buchanan County land located within the city limits of Jesup, Iowa between the golf course and school campus. This land consists of 42.34 FSA cropland acres carrying a CSR2 of 81. Of the cropland acres 1.33 acres are planted to a grass waterway and 41.01 acres m/l are currently row crop farmed with an average CSR2 of 81.1. The main soil types are the productive Kenyon Loam and Clyde Floyd Complex. The farm has been very well maintained by a local farm family for many years and will be open for the 2025 cropping season. Tiling was done as needed over the years with the most recent tiling done in 2011. According to the local FSA and NRCS offices, the entire farm is considered Non-Highly Erodible Land (NHEL) and Prior Converted (PC) meaning it does not contain a wetland.

The property is situated along two paved roads in a prime location within walking distance of the Jesup Golf & Country Club which features the NINE+DINE restaurant as well as the K-12 buildings and sports complex of the Jesup Community School District. City water runs through the property and city sewer is available at the southeast corner. The City of Jesup is open to working with a developer looking to add residential or potential commercial developments and Tax Increment Financing (TIF) would likely be available. Jesup is a very nice small community that has seen steady growth and home builds due to local jobs in the area and its proximity to Waterloo and Cedar Falls which are just a short drive down Highway 20. The zoning is currently A-1 Agriculture with the land to the east being R-1 Residential.

Don't miss the opportunity to own a high-quality farm in a strong farming area that has the unique upside of potential development. This farm is located along North Street and 1st Street in Jesup, Iowa, and is situated across two parcels in Section 31 of Perry Township, Buchanan County, Iowa.

TILLABLE SOILS

CODE		DESCRIPTION	ACRES	% OF FIELD	CSR2
83B	■	Kenyon loam	20.31	47.97%	90
391B	■	Clyde-Floyd complex	9.22	21.78%	87
41B	■	Sparta loamy sand	6.19	14.62%	42
399	■	Readlyn silt loam	4.24	10.01%	91
408B	■	Olin sandy loam	2.40	5.67%	64
AVERAGE: 81.0					





DIRECTIONS

From Downtown Jesup: Travel north on 6th Street for 0.5 mile to North Street. Head west on North Street for 0.4 mile to 1st Street. The farm is located at the southwest corner of the T intersection of 1st Street and North Street with frontage along both roads.

AUCTION DETAILS

Buchanan County Land Auction
44 Acres M/L (Offered in One Tract)
Wednesday, August 21st, 2024 at 10:00 AM

Auction Location:
 Jesup City Hall Community Room
 791 6th Street
 Jesup, Iowa 50681

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction.

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 farmland will be sold as one individual tract on a price-per-acre basis to the High Bidder.

Farm Program Information: Farm Program Information is provided by the Buchanan County Farm Service Agencies. 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 Buchanan 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 a check or wire transfer.

Closing: Closing will occur on or before Wednesday, October 16th, 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 farm will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The farm is leased for the 2024 growing season and all lease payments will be retained by the Seller. The farm lease will be terminated and open for the 2025 growing season.

Seller Attorneys:
 Brian Eddy - Roberts & Eddy, PC - Independence, Iowa &
 James T. Peters - Peters & Longmuir, PLC - Independence, Iowa

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with 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. The 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.



2300 Swan Lake Boulevard, Suite 300
Independence, IA 50644



PeoplesCompany.com
Listing #17730



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

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**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 smart phone.



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