



Hawkins Road | Cascade, IA 52033 | Listing #17746



Dubuque County, IA Farmland Auction

76 ACRES M/L



Auction Day and Time:
Thursday, September 5th,
2024 at 10:00 AM

Auction Location:

Knights of Columbus - Cascade
100 Thomas Street
Cascade, Iowa 52033



JESSE MEYER

563.543.8338 | IA LIC B60307000

Jesse@PeoplesCompany.com

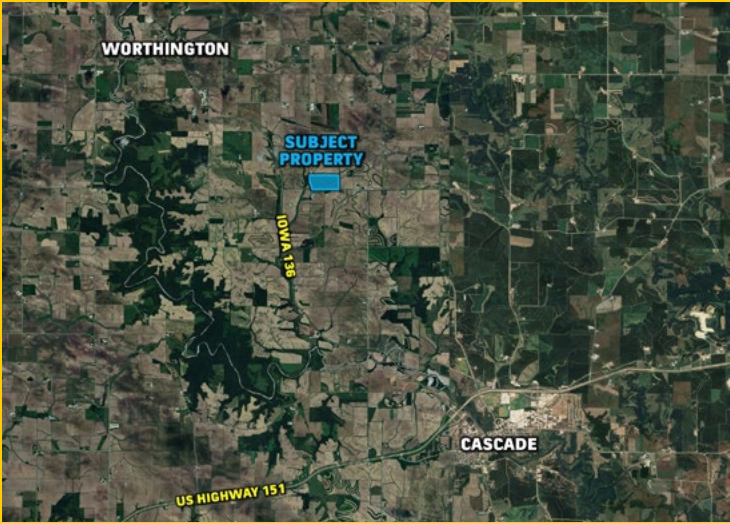
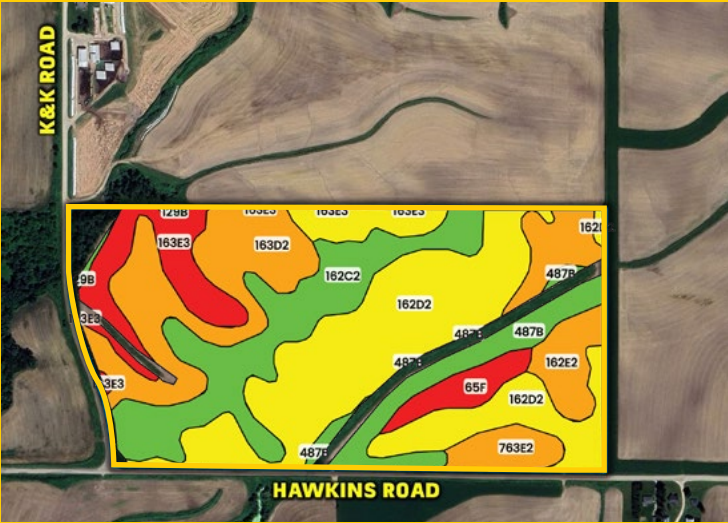


Mark your calendar for Thursday, September 5th, 2024, at 10:00 AM CST! Peoples Company is excited to present the Gladys M. Knepper Estate land auction, featuring 76 total acres m/l in Dubuque County, Iowa. Located between Cascade and Worthington, this prime east-central Iowa farm boasts 70.51 FSA tillable acres m/l with a CSR2 soil rating of 54.4. Of those, 69.57 acres m/l are actively farmed, while 0.94 acres m/l are enrolled in a CP8A CRP contract, paying \$220 annually. The farm's primary soil types include productive Downs silt loam, Fayette silt loam, and Fayette silty clay loam.

Situated on the north side of hard-surfaced Hawkins Road and the east side of K&K Road in Section 10 of Cascade Township, this farm offers a fantastic opportunity to expand an existing operation or diversify an investment portfolio. Its proximity to the Ethanol plant in Dyersville and multiple grain elevators enhances its grain marketing potential.

The single tract will be offered on a price-per-acre basis via Public Auction at the Knights of Columbus in Cascade, Iowa. For those unable to attend in person, a Virtual Online Auction option with online bidding will be available. Don't miss out on this excellent investment opportunity in Dubuque County, Iowa!

TILLABLE SOILS	CODE	DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
	162D2	Downs silt loam	25.06	36.02%		54
	162C2	Downs silt loam	11.90	17.11%		80
	163D2	Fayette silt loam	11.09	15.94%		46
	163E3	Fayette silty clay loam	5.59	8.04%		29
	487B	Otter-Worthen silt loams	5.42	7.79%		77
	763E2	Exette silt loam	5.02	7.22%		46
	162E2	Downs silt loam	2.85	4.10%		42
	65F	Lindley loam	2.32	3.33%		8
	129B	Arenzville-Chaseburg complex	0.32	0.46%		73
AVERAGE: 54.4						



DIRECTIONS:

From Cascade, Iowa: drive north on Iowa Highway 136 for 5.8 miles where you will turn right/east onto Hawkins Road. Travel .6 mile and the farm will be located on your left/north side of the road.

From Worthington, Iowa: drive south on Iowa Highway 136 for 3.3 miles where you will turn left/east onto Hawkins Road. Travel .6 mile and the farm will be located on your left/north side of the road.



76 ACRES M/L

AUCTION TERMS AND CONDITIONS

Auction Method: The tract will be offered via Public Auction and will take place at 10:00 AM at the Knights of Columbus in Cascade, 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.

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.

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 Dubuque 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 the Locher & Davis Law Firm 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.

CRP: The 2024 CRP payment will be paid to the seller. Buyer will receive 100% of the 2025 payment.

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. The 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.

Survey: A survey is being conducted by Weber Surveying, LLC on the west parcel (1810100003) where the road divided said parcel. Only the land on the east side of K&K Road will be sold. The farm will be sold price-per-acre, multiplied by the gross acres.

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.



300 1st Ave W.
Cascade, IA 52033



PeoplesCompany.com



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



Hawkins Road | Cascade, IA 52033 | Listing #17746



Dubuque County, IA Farmland Auction

76 ACRES M/L

JESSE MEYER

563.543.8338 | IA LIC B60307000

Jesse@PeoplesCompany.com

