

WRIGHT COUNTY IOWA

LAND AUCTION

John Reburn | IA LIC 565697000
515.330.8710 | JohnR@PeoplesCompany.com

Andrew Zellmer | IA LIC 561625000
712.898.5913 | AndrewZ@PeoplesCompany.com

154.83
Acres M/L

12 SEPT
10AM

Memorial Hall - Eagle Grove

200 S. Park Avenue | Eagle Grove, Iowa 50533

12 SEPT 10AM

Memorial Hall - Eagle Grove

200 S. Park Avenue | Eagle Grove, Iowa 50533

Mark your calendar for Thursday, September 12, 2024 at 10:00 AM! Peoples Company is pleased to be representing the Middleton Family in the sale of 154.83 total acres m/l located three miles northeast of Eagle Grove, Iowa. This high-quality north-central Iowa farm consists of 143.70 FSA tillable acres with a CSR2 soil rating of 82.6. Primary soil types include productive Canisteo Clay Loam and Clarion Loam.

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 located within Drainage Districts 9, 18 and 75. Per discussions with the County Drainage Clerk, all outstanding assessments have been paid and no large projects are currently planned.

Located on the west side of Highway R33 / Hancock Avenue in Section 19 of Dayton Township, this farm would make a great add-on to an existing farming operation or an investment for the Buyer looking to diversify their portfolio. The single tract will be offered on a price-per-acre basis via Public Auction and will take place on September 12, 2024 at 10:00 AM in the Memorial Hall in Eagle Grove, Iowa. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.



Directions

From Eagle Grove, head east on Highway C54 / 265th Street for 3 miles until reaching Highway R33 / Hancock Avenue. Turn left (north) on Highway R33 / Hancock Avenue for 1 mile until reaching 255th Street. The farm is located on the northwest corner of Highway R33 / Hancock Avenue and 255th Street.



Highway R33 / Hancock Avenue and 250th Street
Eagle Grove, IA 50533

John Reburn | IA LIC 565697000
515.330.8710 | JohnR@PeoplesCompany.com

Andrew Zellmer | IA LIC 561625000
712.898.5913 | AndrewZ@PeoplesCompany.com

154.83
Acres M/L



FSA TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
507	Canisteo clay loam	78.50	54.63%		84
138B	Clarion loam	35.68	24.83%		89
6	Okoboji silty clay loam	10.63	7.40%		59
95	Harps clay loam	6.77	4.71%		72
138C2	Clarion loam	5.26	3.66%		83
55	Nicollet clay loam	5.16	3.59%		89
90	Okoboji mucky silty clay loam	1.72	1.20%		55

Weighted Average: 82.6



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.

WRIGHT COUNTY IOWA

AUCTION TERMS AND CONDITIONS

SELLER: Middleton Family

SELLER'S ATTORNEY: Dani Eisentrager

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 Wright 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 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 Eisentrager Law Trust Account.

CLOSING: Closing will occur on or before Thursday, October 24, 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 currently leased for the 2024 crop season. The seller will retain all income from the lease.

CONTRACT AND TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Eisentrager Law 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.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17751



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

WRIGHT COUNTY IOWA

LAND AUCTION

John Reburn | IA LIC 565697000
515.330.8710 | JohnR@PeoplesCompany.com

Andrew Zellmer | IA LIC 561625000
712.898.5913 | AndrewZ@PeoplesCompany.com