

WRIGHT COUNTY, IOWA

FARMLAND AUCTION

WEDNESDAY, OCTOBER 2, 2024 | 10:00 AM

The Red Shed Event Center | 908 2nd Street Northwest | Clarion, Iowa 50525

Mersch



F A R M

538.36 ACRES M/L

OFFERED AS FIVE TRACTS



Mersch FARM

TRACT

1

80 ACRES M/L

79.59 FSA NHEL cropland acres
CSR2 of 87.0

TRACT

2

80 ACRES M/L

79.07 FSA NHEL cropland acres
CSR2 of 87.5

TRACT

3

151.32 ACRES M/L

145.29 FSA NHEL cropland acres
CSR2 of 75.9

TRACT

4

77.33 ACRES M/L

73.77 FSA NHEL cropland acres
CSR2 of 70.7

TRACT

5

149.71 ACRES M/L

144.41 FSA NHEL cropland acres
CSR2 of 82.7

Visit [PEOPLES COMPANY.COM](https://www.peoplescompany.com) | Listing #17738
for more information, maps, and aerial photos.



TRACTS 1 & 2

are located 1.5 miles south of Clarion, Iowa with access from the east off of Nelson Avenue.

TRACTS 3, 4, & 5

are located 1.5 miles south of Eagle Grove, Iowa.



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MARK YOUR CALENDAR

October 2, 2024 | 10:00 AM

The Red Shed Event Center | 908 2nd Street Northwest | Clarion, Iowa 50525

WRIGHT COUNTY
FARMLAND

AUCTION



WRIGHT COUNTY, IOWA FARMLAND AUCTION -

Wednesday, October 2nd, 2024! Peoples Company is pleased to represent the beneficiaries of the Matt J. Mersch Trust & Alberta E. Mersch Trust in the sale of 538.36 acres m/l of high-quality Wright County, Iowa farmland. The portfolio consists of five excellent North Central Iowa farmland tracts located near Eagle Grove, Iowa and Clarion, Iowa that will be offered at public auction on October 2nd, 2024. The individual tract sizes range from 77.33 acres to 151.32 acres with CSR2 soil ratings between 70 and 87.5. Tracts 1 & 2 are located just southeast of Clarion, Iowa, in Section 7 of Lincoln Township. Tracts 3-5 are located just southeast of Eagle Grove, Iowa in Section 2 of Troy Township, Wright County, Iowa.

Tract 1: 80 acres m/l with an estimated 79.59 FSA NHEL cropland acres, carrying a CSR2 soil rating of 87.0

Tract 2: 80 acres m/l with an estimated 79.07 FSA NHEL cropland acres, carrying a CSR2 soil rating of 87.5

Tract 3: 151.32 acres m/l with an estimated 145.29 FSA NHEL cropland acres, carrying a CSR2 soil rating of 75.9

Tract 4: 77.33 acres m/l with an estimated 73.77 FSA NHEL cropland acres, carrying a CSR2 soil rating of 70.7

Tract 5: 149.71 acres m/l with 144.41 FSA NHEL cropland acres, carrying a CSR2 soil rating of 82.7

A wetland determination was completed by the Wright County NRCS Office in 1998 and determined that Tracts 1 & 2 (south of Clarion) and Tract 4 (south of Eagle Grove) do not contain any wetlands. Tract 3 includes a wetland area of 0.5 acres located in the northeast part of the farm. Tract 5 includes two wetland areas with 0.3 acres in the northwest part of the farm and 0.9 acres in the southwest

part of the farm. **Note that the wetlands on Tract 5 are in the same location as existing tile as shown on the 'Tile Map'; the Wright County NRCS has been contacted and is aware of the discrepancy, contact the listing agent for more details.*

Drainage Information:

Tracts 1 & 2 are located in the middle of Drainage District 2, Subdistrict 1 on the east side and near the bottom of Drainage District 14 on the west side. Tracts 3-5 lie in the middle of Drainage District 16 to the east and in the north half of Drainage District 13. Tract 2 includes private tile from the 1960s in the southeastern part of the farm. Tract 4 includes County Drainage Tile in the northern half of the tract that drains water southeast and outlets into an open ditch in Section 12. Tract 5 features private tile from 1982 and 1986 located in the southwest corner of the farm and in the northwest corner of the farm. See the individual tracts for further drainage information.

Boasting nearly 100% tillable parcels, these high-quality tracts would make great add-ons to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. Close proximity to Eagle Grove and Clarion, Iowa offers easy access to multiple grain marketing options.

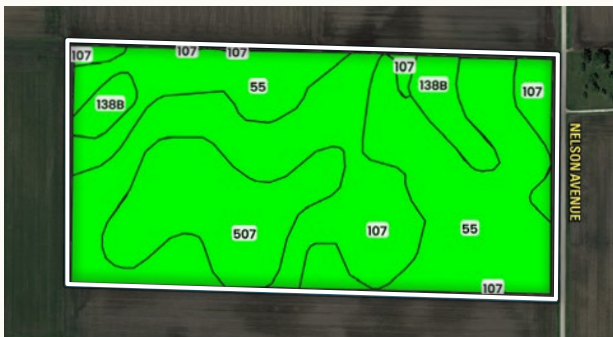
The five tracts will be offered on a price-per-acre basis using the "Buyer's Choice" Auction Method, where the high bidder can take, in any order, any or all tracts for their high bid. The Public Auction will be held on Wednesday, October 2nd, 2024, at 10:00 AM CST at the Red Shed Event Center, 908 2nd Street Northwest, Clarion, Iowa 50525. The sale can also be viewed through a Virtual Online Auction option and online bidding will be available.

Tract One

TILLABLE SOILS



Code	Soil Description	Acres	% of Field	CSR2	
55	Nicollet clay loam	31.53	39.62%	89	
107	Webster clay loam	28.23	35.47%	86	
507	Canisteo clay loam	14.77	18.65%	84	
138B	Clarion loam	5.05	6.35%	89	
Weighted Average:				87.0	



Property Details:

Tract 1 includes 80 acres m/l with an estimated 79.59 FSA tillable acres carrying a CSR2 soil rating of 87, well above the Wright County, Iowa average CSR2 soil rating of 77. The primary soil types of this high-quality farmland tract include Nicollet clay loam, Webster clay loam, and Canisteo clay loam. The farmland is classified as NHEL (Non-Highly Erodible Land) and does not contain any wetlands.

The farm is located 1.5 miles south of Clarion, Iowa with access from the east off of Nelson Avenue. The east half of the farm is located in Drainage District 14 and the west half of the farm is in Drainage District 2, Subdistrict 1. There is no known tile on this tract.

The tract adjoins Tract 2 and is currently being farmed together as a productive 160 acre farm. The farm's location just south of Clarion, Iowa, provides easy access to major Iowa highways, as well as multiple grain marketing options. This tract is located northwest of 240th Street and Nelson Avenue intersection in the southeast quarter of Section 7 of the tightly held farmland in Lincoln Township, in Wright County, Iowa.

Visit [PEOPLES COMPANY.COM](https://www.peoplescompany.com) for more auction information, maps, and aerial photos.

80 Acres M/L
Net Taxes: \$2,770.00
CSR2: 87.00

Nelson Avenue
Clarion, IA 50525

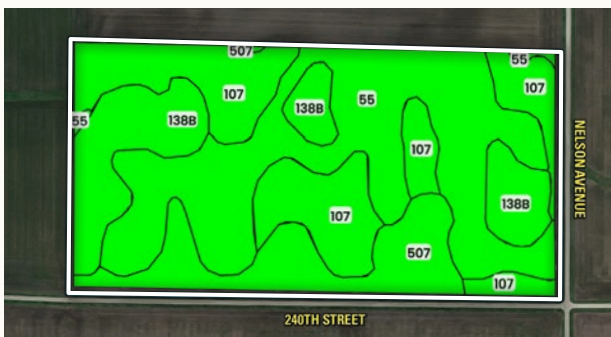
Listing #17738

Tract Two

TILLABLE SOILS



Code	Soil Description	Acres	% of Field	CSR2	
55	Nicollet clay loam	32.24	40.77%	89	
107	Webster clay loam	21.20	26.81%	86	
138B	Clarion loam	14.17	17.92%	89	
507	Canisteo clay loam	11.48	14.52%	84	
Weighted Average:				87.5	



Property Details:

Tract 2 includes 80 acres m/l with an estimated 79.07 FSA tillable acres carrying a CSR2 soil rating of 87.5, well above the Wright County, Iowa average CSR2 soil rating of 77. The primary soil types on this high-quality farmland tract include Nicollet clay loam, Webster clay loam, and Clarion loam. The farmland is classified as NHEL (Non-Highly Erodible Land) and there are no wetlands on this tract. Located 1.5 miles south of Clarion, Iowa, the tract is accessible from the south off of 240th Street and from the east off of Nelson Avenue.

A majority of the farm lies within Drainage District 14 with the northwest portion of the property in Drainage District 2, Subdistrict 1. There is no county tile on the property, but there has been private tile installed dating back to 1961 and located in the southeast corner of the farm with tile sizes ranging from 4" to 6". See the attached 'Tile Map' for further details and approximate locations.

The tract adjoins Tract 1 and is currently being farmed as a productive 160 acre farm. It's location just south of Clarion, Iowa provides easy access to major Iowa highways, as well as multiple grain marketing options. This tract is located immediately northwest of 240th Street and Nelson Avenue intersection in the southeast quarter of Section 7 of the tightly held farmland in Lincoln Township, in Wright County, Iowa.

**See page 9 for tract tile map.*

80 Acres M/L
Net Taxes: \$2,716.00
CSR2: 87.50

240th Street
Clarion, IA 50525

Listing #17738

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MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com

Tract Three

TILLABLE SOILS



Code	Soil Description	Acres	% of Field	CSR2	
507	Canisteo clay loam	87.85	60.47%	84	■
221	Klossner muck	20.74	14.27%	32	■
55	Nicollet clay loam	17.16	11.81%	89	■
95	Harps clay loam	9.11	6.27%	72	■
138B	Clarion loam	5.24	3.61%	89	■
6	Okoboji silty clay loam	5.17	3.56%	59	■
Weighted Average:				75.7	



Property Details:

Tract 3 includes 151.32 acres m/l with an estimated 145.29 FSA tillable acres carrying a CSR2 soil rating of 75.7. The primary soil types on this high-quality farmland tract include Canisteo clay loam, Klossner muck, and Nicollet clay loam, with over 75% of the farm carrying a CSR2 soil rating of 84 or higher. The tract has great access by 285th Street to the south and Emmett Avenue to the west, making up the remaining acres as road frontage.

The farmland is classified as NHEL (Non-Highly Erodible Land) and a Wetland Determination was completed by the Wright County NRCS Office in 1998 and concluded there is half an acre of wetlands located in the north central part of the tract. See the attached 'Tile Map' for approximate location. The remainder of the tract is considered non-wetland. The west half of the tract is located in the middle Drainage District 16 to the east and the east half is located at the top of Drainage District 13.

Located 1.5 miles south of Eagle Grove, Iowa, the tract offers easy access to major Iowa highways, as well as multiple grain marketing options. This tract is located immediately northeast of the 285th Street and Emmett Avenue intersection in the north half of Section 2 of the tightly held farmland in Troy Township, in Wright County, Iowa.

**See page 9 for tract tile map.*

151.32 Acres M/L
Net Taxes: \$4,470.00
CSR2: 75.70

Emmett Avenue
Eagle Grove, IA 50533

Listing #17738

Visit **PEOPLES COMPANY.COM** for more auction information, maps, and aerial photos.

Tract Four

TILLABLE SOILS



Code	Soil Description	Acres	% of Field	CSR2	
507	Canisteo clay loam	28.12	38.12%	84	
508	Calcousta silty clay loam	16.70	22.64%	68	
95	Harps clay loam	14.05	19.05%	72	
221	Klossner muck	10.88	14.75%	32	
55	Nicollet clay loam	4.03	5.46%	89	
Weighted Average:				70.7	



Property Details:

Tract 4 includes 77.33 acres m/l with an estimated 73.77 FSA tillable acres carrying a CSR2 soil rating of 70.7. The primary soil types on this farmland tract include Canisteo clay loam, Calcousta silty clay loam, and Harps clay loam. The farmland is classified as NHEL (Non-Highly Erodible Land) with no wetlands on the tract. Access is from the south on 285th Street and from the west off of paved County Highway R27 / Franklin Avenue.

The farm is located near the top of Drainage District 13 and has a 24" county tile main located in the northeast corner of the property that carries water southeast off of the farm. The main then transitions into a 26" line, then into a 28", and ultimately into a 30" main. From there, the water outlets into an open ditch southeast of the farm in Section 12. See the 'Tile Map' for more information.

Located 1.5 miles south of Eagle Grove, Iowa, the tract offers easy access to major Iowa highways, as well as multiple grain marketing options. This tract is located immediately northwest of 285th Street and County Road R27 / Franklin Avenue intersection in the north half of Section 2 of the tightly held farmland in Troy Township, in Wright County, Iowa.

**See page 9 for tract tile map.*

77.33 Acres M/L
Net Taxes: \$2,144.00
CSR2: 70.70

Franklin Avenue
Eagle Grove, IA 50533

Listing #17738

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MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com

Tract Five

TILLABLE SOILS



Property Details:

Tract 5 includes 149.71 acres m/l with 144.41 FSA tillable acres carrying a CSR2 soil rating of 82.7, well above the Wright County, Iowa average CSR2 soil rating of 77. The primary soil types on this high-quality farmland tract include Canisteo clay loam, Nicollet clay loam, and Okoboji mucky silty clay loam with the farmland classified as NHEL (Non-Highly Erodible Land). Access is from the north off of 285th Street and from the west off of paved County Highway R27 / Franklin Avenue.

A majority of the farm is located in at the top of Drainage District 13 with the northwestern corner in Drainage District 16. Private tile has been installed in the southwestern portion of the property, as well as the northwestern corner of the property. The southwest tile was installed in 1982 and consists of 5,480 ft of 5" tile and 1,695 ft of 8" tile. The northwest tile was installed in 1986 and consists of 5" and 6" tile lines. See the attached 'Tile Map' for more information and approximate locations.

A Wetland Determination was completed on the farm in 1998, and concluded that there are 1.2 acres of wetlands on the tract with 0.30 acres in the northwest corner of the tract and 0.90 acres in the southwest portion of the tract. The existing tile appears to be in the wetland areas, see the attached 'Tile Map' for wetland locations. The remainder of the tract is considered non-wetland.

Located 2 miles south of Eagle Grove, Iowa, the tract offers easy access to major Iowa highways, as well as multiple grain marketing options. This tract is located immediately southwest of the 285th Street and County Road R27 / Franklin Avenue intersection in the south half of Section 2 of the tightly held farmland in Troy Township, in Wright County, Iowa.

**See page 9 for tract tile map.*

Code	Soil Description	Acres	% of Field	CSR2	
507	Canisteo clay loam	90.65	62.77%	84	
55	Nicollet clay loam	36.56	25.32%	89	
90	Okoboji mucky silty clay loam	7.51	5.20%	55	
95	Harps clay loam	6.38	4.42%	72	
6	Okoboji silty clay loam	3.32	2.30%	59	
Weighted Average:				82.7	



149.71 Acres M/L
Net Taxes: \$4,822.00
CSR2: 82.70

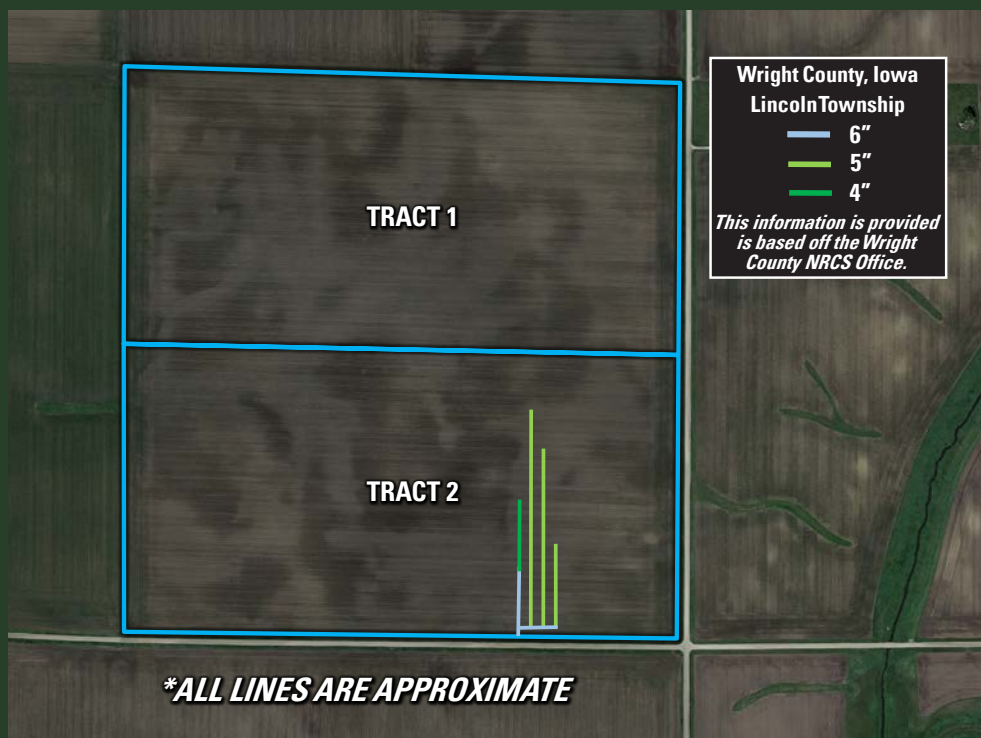
Franklin Avenue
Eagle Grove, IA 50533

Listing #17738

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Tract Tile Maps

Visit [PEOPLES COMPANY.COM](https://www.peoplescompany.com) | Listing #17738 to download detailed tile maps.



Mersch FARM

AUCTION DETAILS:

Matt J. Mersch Trust & Alberta E. Mersch Trust
538.36 Acres M/L
Offered as Five Tracts
Wednesday, October 2nd, 2024 at 10:00 AM CST

Seller: Matt J. Mersch Trust & Alberta E. Mersch Trust

Representing Attorney: Eric Bidwell | Rutherford
& Bidwell | Marshalltown, Iowa

Auction Location:

The Red Shed Event Center
908 2nd Street Northwest
Clarion, Iowa 50525

Tract 1: 80 acres m/l
Tract 2: 80 acres m/l
Tract 3: 151.32 acres m/l
Tract 4: 77.33 acres m/l
Tract 5: 149.71 acres m/l

Online Bidding: Register to bid at <http://peoplescompany.bidwangler.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 tracts will be sold via Public Auction on Wednesday, October 2nd, 2024 at 10:00 AM at the Red Shed Event Center in Clarion, Iowa. The portfolio will be offered as five individual tracts using the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take one or more tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all farmland tracts have been purchased and removed from the auction. The tracts will not be offered in their

entirety at the conclusion of the auction. 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 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.

Agency: 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 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 Peoples Company Trust Account.

Closing: Closing will occur on or before Tuesday, November 19th, 2024. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

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

Farm Lease: The tillable acres on all of the tracts are leased for the 2024 crop year. Farming rights are available for the 2025 growing season.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the Peoples Company Trust Account. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

MARK YOUR CALENDAR

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WRIGHT COUNTY
FARMLAND

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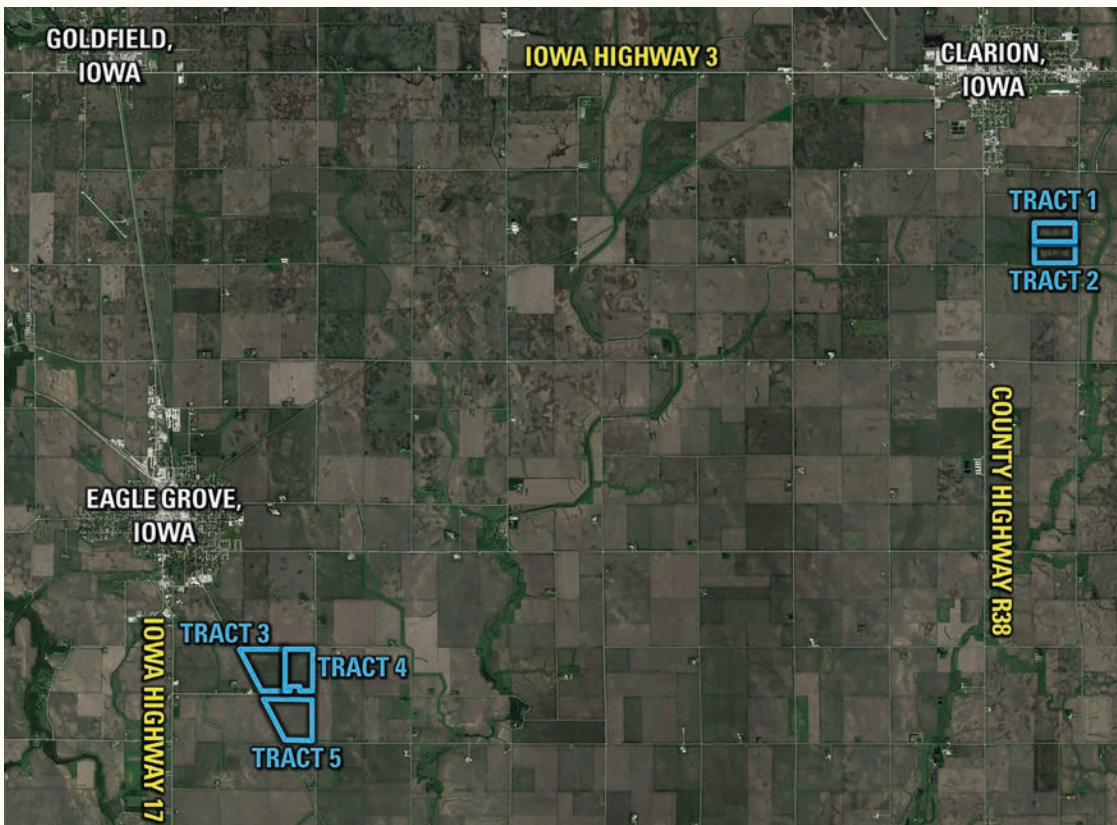
Financing: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller. 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 will be 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 "Price Per Acre"

amount. 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.



**CONTACT AN
AGENT FOR MORE
INFORMATION.**

Listing #17738

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