

★ ★ ★
Online Only Auction

POWESHIEK
COUNTY, IA

★ ★ ★

The property will be offered through a TIMED ONLINE ONLY auction. Bidding is currently LIVE and will remain open until Thursday, October 24th, 2024 at 5:00 PM Central Time Zone (CST)

40
ACRES M/L

PC

RILEY SIEREN | 319.591.0111

IA LIC S66739000 | Riley@PeoplesCompany.com

ANDREW ZELLMER | 712.898.5913

IA LIC S61625000 | AndrewZ@PeoplesCompany.com

Poweshiek County, Iowa Online Only Auction – Mark your calendar for Thursday, October 24th, 2024! Peoples Company is pleased to present 40 acres m/l located in Poweshiek County, IA just south of Deep River, IA.

The farm consists of 38.37 tillable acres m/l carrying a CSR2 rating of 68.5. The farm lease has been terminated and is open for the 2025 cropping season. Farm improvements include pattern tile consisting of 21,600ft of 4” & 1,200ft of 8” tile installed in 2021 on 50ft centers allowing this farm to be a top producer with proven yields of 70bu beans in 2022. The farm is also suitable for a hog building. The property is located in Section 29 of Deep River Township Poweshiek County, Iowa. This farmland tract would make for an outstanding add-on unit to an existing farm operation, a beginning farmer purchase, or an investor looking to diversify their portfolio.

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TILLABLE SOILS MAP				
			% OF	
CODE	DESCRIPTION	ACRES	FIELD	IA CSR2
993D2	Gara-Armstrong loams	8.30	21.63 %	31
281C2	Otley silty clay loam	8.17	21.29 %	82
570C2	Nira silty clay loam	5.65	14.73 %	72
11B	Colo-Ely complex	5.22	13.60 %	86
281B	Otley silty clay loam	4.93	12.85 %	91
280	Mahaska silty clay loam	3.09	8.05 %	94
179E2	Gara loam	2.69	7.01 %	34
570D2	Nira silty clay loam	0.32	0.83 %	52
AVERAGE: 68.5				

DIRECTIONS

From Deep River, IA travel south on IA Highway 21 for approximately 2.5 miles. Turn west onto 520th Avenue and travel for approximately 2 miles. Turn south onto 200th Street and the property will be located a half mile south on the east side of the road. Look for signs.



ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

How to Bid? Open up the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction click REGISTER TO BID. From there you will need to create a bidder account. Once that is created you can bid on any of our Online Auctions.

Co-Broker: Co-Broker must register the client 24 hours before the Auction date by filling out our Broker Registration Form.

Auction Method: The property will be offered as one tract. All bids will be on a price-per-acre basis. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

Farm Program Information: Farm Program Information is provided by the Poweshiek 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 Poweshiek 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 about Tuesday, November 26th, 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 current farm lease has been terminated and will be open for the 2025 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.

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

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. 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 Auction Company.

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 during 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 #17841



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

POWESHIEK COUNTY, IOWA ONLINE ONLY LAND AUCTION 40 ACRES M/L

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