

LISTING 17822

Iowa County

IOWA

153.54
Acres M/L

Farmland Auction

Thursday, November 7, 2024 at 10:00 AM

COMMUNITY CENTER | 210 S MAIN STREET | NORTH ENGLISH, IA 52316

RILEY SIEREN | IA LIC S66739000

319.591.0111 | RILEY@PEOPLES COMPANY.COM



Iowa County IOWA

LISTING #17822



Peoples Company is pleased to represent the Estate of Anne Kay Miller in the sale of 153.54 total acres m/l located in Iowa County just east of North English, Iowa. The property will be offered in three separate tracts via Public Auction. The Public Auction will be held at the Community Center in North English, Iowa, and will begin at 10:00 AM on Thursday, November 7 there will be the option of Live and Online bidding available. Don't miss your opportunity to acquire one tract or a whole portfolio of quality farms. The tracts are situated in section 34 of Fillmore Township Iowa County, Iowa.

Farm Lease: The farm lease has been terminated and is open for the 2025 cropping season.

There will be an Open House for viewing the acreage on Friday, October 25 from 3:00 PM - 7:00 PM.



TRACT 1:

61.5 ACRES M/L WITH 49.55 TILLABLE ACRES
CARRYING A CSR2 OF 58.9

TRACT 2:

89.41 ACRES M/L WITH 70.73 TILLABLE ACRES
CARRYING A CSR2 OF 57.7

TRACT 3:

2.63 ACRES CONTAINING A 2-STORY HOUSE, MACHINE
SHED & OUTBUILDINGS.



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

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PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

Tract One

Tract 1 consists of a total of 61.50 acres m/l with an estimated 49.55 tillable acres that carry a CSR2 of 58.9. The primary soil types include Ladoga & Clinton Silty Clay Loams. Located along Highway F67 this property would make for an excellent building site with views overlooking the gently rolling hills of Iowa County. Property is located just east of North English, Iowa in Section 34 of Fillmore Township.



DETAILS

ACRES: 61.50 ACRES M/L
PARCEL NUMBER: 033404021, 033404031
NET TAXES: \$1,352.00
CSR2: 58.90

**PP AVENUE & HIGHWAY 767,
NORTH ENGLISH, IA 52316**



DIRECTIONS

FROM NORTH ENGLISH, IA TRAVEL EAST ON HIGHWAY F67/335TH STREET FOR APPROXIMATELY 3.5 MILES. THE PROPERTY WILL BE LOCATED ON THE SOUTH SIDE OF THE HIGHWAY. LOOK FOR SIGNS.

75A TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
80D2	Clinton silty clay loam	14.26	28.78%		46
76B	Ladoga silt loam	9.04	18.24%		86
80C2	Clinton silty clay loam	8.41	16.97%		69
76C2	Ladoga silt loam	4.95	9.99%		75
80E3	Clinton silty clay loam	3.04	6.14%		29
80D3	Clinton silty clay loam	3.01	6.07%		39
76D2	Ladoga silt loam	2.63	5.31%		49
424E3	Lindley-Keswick complex	1.97	3.98%		19
5B	Ackmore-Colo complex	1.56	3.15%		77
80D	Clinton silt loam	0.45	0.91%		51
2219C2	Ella silt loam	0.18	0.36%		76

Weighted Average: 58.9



CSR2: 58.90

Auction Details & Terms

153.54 Acres M/L | Offered in Three Tracts
Thursday, November 7, 2024 | 10:00 AM Central

Sellers: Anne Kay Miller Estate

Attorney: Grant Taylor with Bloethe, Elwood and Buchanan

Auction Location:

Community Center | 210 S Main Street | North English, Iowa 52316

Auction Method: Tracts 1 & 2 will be sold on a per-acre basis and will be offered through the marketing method of "Buyer's Choice", whereas the high bidder can take, in any order, any or all tracts for their high bid. Tract 3 will be sold on a whole dollar basis after tracts 1 & 2. Tracts will not be offered in their entirety at the conclusion of the auction.

Farm Program Information: Farm Program Information is provided by the Iowa 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 Iowa 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 Wednesday, December 20th 2024. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Tract Two

Tract 2 consists of a total of 89.41 acres m/l with an estimated 70.14 tillable acres carrying a CSR2 of 57.7. The primary soil types include Ackmore-Colo complex & Clinton Silty Clay Loams. Located along Highway F67 not only would this make for a great farm, but this property would also make for an excellent building site with views overlooking the gently rolling hills of Iowa County. Property is located just east of North English, Iowa in Section 34 of Fillmore Township.



DETAILS

ACRES: 89.41 ACRES M/L
PARCEL NUMBER: 033402031,
033402040, 033401030
NET TAXES: \$2,225.00
CSR2: 57.70

89.41
Acres M/L

DIRECTIONS

FROM NORTH ENGLISH, IA TRAVEL EAST ON HIGHWAY F67/335TH STREET FOR APPROXIMATELY 3.5 MILES. THE PROPERTY WILL BE LOCATED ON THE NORTH SIDE OF THE HIGHWAY. LOOK FOR SIGNS.

**HIGHWAY 767,
NORTH ENGLISH, IA 52316**

75A TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
80D3	Clinton silty clay loam	26.19	37.34%		39
5B	Ackmore-Colo complex	11.99	17.09%		77
2219B	Ella silt loam	7.98	11.38%		84
80C2	Clinton silty clay loam	7.97	11.36%		69
80D2	Clinton silty clay loam	6.26	8.93%		46
80E3	Clinton silty clay loam	2.81	4.01%		29
43	Bremer silty clay loam	2.59	3.69%		79
80B	Clinton silt loam	2.28	3.25%		80
2219C2	Ella silt loam	1.50	2.14%		76
425D3	Keswick clay loam	0.45	0.64%		15
424E3	Lindley-Keswick complex	0.11	0.16%		19

Weighted Average: 57.7



CSR2: 57.70

Possession: Possession of the farm will be given at closing.

Farm Lease: The current farm lease has been terminated. The farm will be open for the 2025 crop 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 in order 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. 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 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.

Tract Three

Tract 3 consists of this beautiful acreage in Iowa County. If your heart is telling you, it's time to move to the country, this could be the perfect place for you. The home is 1,780 Sq. Ft. including 4 bedrooms and 2 bathrooms, also included is a detached 2 car garage, 46' X 50' machine shed, 52' X 40' pole barn, milk house & another, 28' X 30' pole barn. Making this acreage the perfect opportunity to start a business or raise livestock. The large yard features multiple spots to put a garden or future home. With diverse acreages in high demand don't miss this opportunity in Iowa County. Located on pavement road Highway F67.



DETAILS

ACRES: 2.63 ACRES M/L
PARCEL NUMBER: 033402040
NET TAXES: \$1,680.00

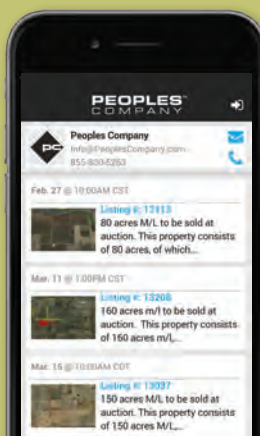


2565 335TH ST,
NORTH ENGLISH, IA 52316
OPEN HOUSE

THERE WILL BE AN OPEN HOUSE FOR VIEWING THE ACREAGE ON
FRIDAY, OCTOBER 25 FROM 3:00 PM - 7:00 PM



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 abstract.



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.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17822



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