

LISTING #17837



LEE COUNTY, IOWA

FARMLAND AUCTION

Wednesday, November 6th, 2024, at 10:00 AM

Lee County Fairgrounds | 1100 N Main Street | Donnellson, Iowa 52625



80 ACRES M/L
OFFERED IN TWO TRACTS

RILEY SIEREN | 319.591.0111

Riley@PeoplesCompany.com | IA LIC S66739000

MATT HOENIG | 319.330.9735

Matt.Hoenig@PeoplesCompany.com | IA LIC S68835000



40 ACRES M/L

DESCRIPTION

Tract 1 consists of 40 gross acres m/l with 38.02 FSA tillable acres. Currently planted to beans these 38.02 tillable acres carry an average CSR2 rating of 62.8. Boasting main soil types such as Edina Silt Loam, Grundy Silt Loam, and Pershing Silt Loam. This 40-acre tract offers a chance to add a smaller parcel to your operation this year or combine the two tracts for an exceptional Lee County 80 acre farm. The farm is located in Section 20 of Harrison Township, Lee County, IA.

Farm Details

CSR2: 62.80

Net Taxes: \$1,260.0



40 ACRES M/L

DESCRIPTION

Tract 2 is situated at the corner of 200th Street and 120th Ave and consists of 40 gross acres m/l. This tract is nearly all tillable and carries 38.02 FSA tillable acres m/l with a CSR2 rating of 59.4. The main soil types for this tract are Edina Silt Loam and Pershing Silt Loam. Tract 2 offers an opportunity to add acres to your row-crop operation, investment portfolio, or potential building site. The farm is located in Section 20 of Harrison Township, Lee County, IA.

Farm Details

CSR2: 59.40

Net Taxes: \$1,158.00

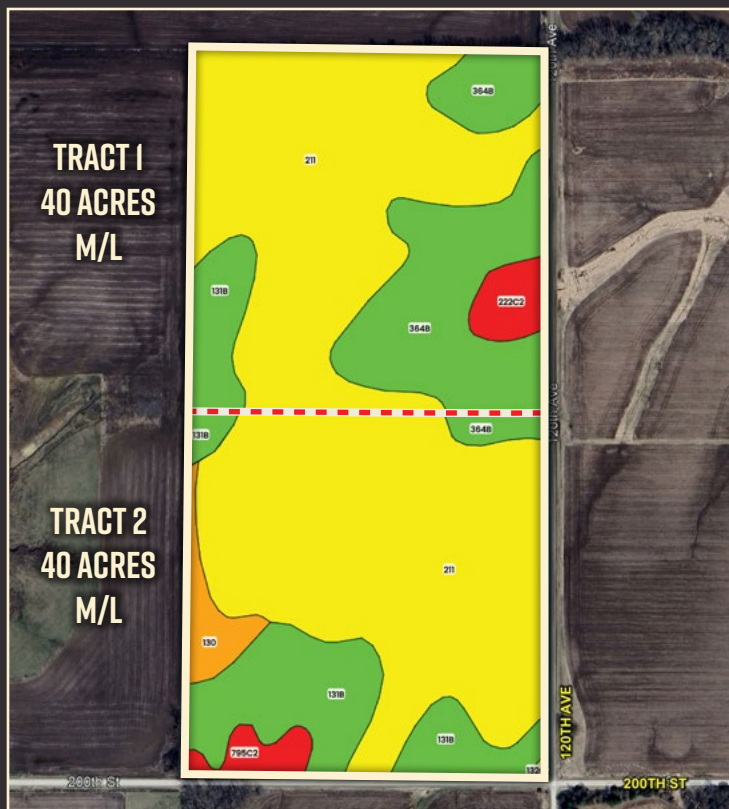
WEDNESDAY, NOVEMBER 6TH, 2024, AT 10:00 AM

LEE COUNTY FAIRGROUNDS | 1100 N MAIN STREET | DONNELSON, IOWA 52625



**LISTING
#17837**

**80 ACRES M/L
OFFERED IN TWO TRACTS**



TILLABLE SOILS MAP | TRACT 1

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
211	Edina silt loam	22.27	58.57%	●	83
364B	Grundy silt loam	11.61	30.54%	●	94
131B	Pershing silt loam	2.60	6.84%	●	36
222C2	Clarinda silty clay loam	1.55	4.08%	●	91

AVERAGE: 62.8

TILLABLE SOILS MAP | TRACT 2

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
211	Edina silt loam	25.69	67.57%	●	59
131B	Pershing silt loam	8.33	21.91%	●	70
130	Belinda silt loam	1.88	4.94%	●	47
795C2	Ashgrove silt loam	1.25	3.29%	●	6
364B	Grundy silt loam	0.82	2.16%	●	73
132C2	Weller silt loam	0.06	0.16%	●	59

AVERAGE: 59.4

AUCTION TERMS & CONDITIONS

Auction Method: The two tracts will be offered individually on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, one or both tracts for their high bid. "Buyer's Choice" auctioning will continue until both tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. The sale 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 to receive a bidder number to bid at the auction. The Auction Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

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.

Farm Program Information: Farm Program Information is provided by the Lee County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Auction Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc., are subject to change when the farm is reconstituted by the Lee 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 a certified check or wire transfer. All funds will be held in the Peoples Company Trust Account.

Closing: Closing will occur on or before Wednesday, December 18th, 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 farm will be given at closing subject to tenants' rights.

Farm Lease: The farm lease has been terminated and the farm will be 'open' for the 2025 crop season.

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

Financing: The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

Property Taxes: All real estate taxes will be prorated between the Seller and Buyer to the date of closing.

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.

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, Auction Company, or Seller. All bids will be on a per-acre basis. Auction 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 Auction Company. Overall tract acres, tillable acres, etc., may vary from the 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 are to be taken from the Abstract.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17837



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



LEE COUNTY, IOWA

FARMLAND AUCTION

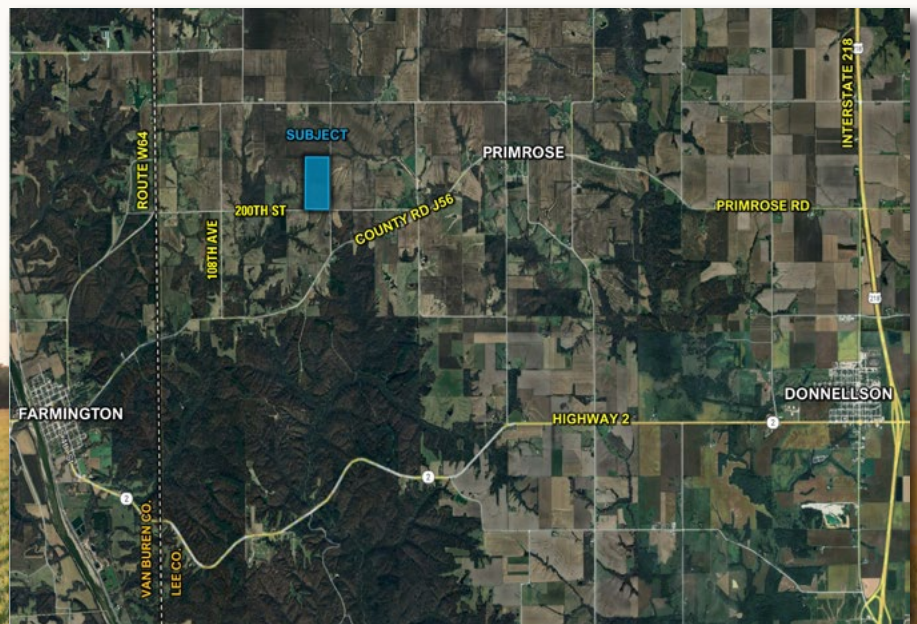
Wednesday, November 6th, 2024, at 10:00 AM

Lee County Fairgrounds | 1100 N Main Street | Donnellson, Iowa 52625

80 ACRES M/L OFFERED IN TWO TRACTS VIA BUYERS CHOICE

Tract 1: 40 Acres m/l - 38.02 FSA - 62.8 CSR2

Tract 1: 40 Acres m/l - 38.02 FSA - 59.4 CSR2



RILEY SIEREN | 319.591.0111

Riley@PeoplesCompany.com | IA LIC S66739000

MATT HOENIG | 319.330.9735

Matt.Hoenig@PeoplesCompany.com | IA LIC S68835000