

HANCOCK COUNTY, IOWA FARMLAND AUCTION

FRIDAY, NOVEMBER 8TH, 2024 | 10:00 AM

Klemme Public Library | 204 E Main Street | Klemme, IA 50449



BRUCE C. ARNOLD FAMILY

557 ACRES M/L
OFFERED IN EIGHT TRACTS

CHASE DUESENBERG | 641.529.0562

Chase@PeoplesCompany.com | IA LIC S65470000



Peoples Company is excited to present a rare opportunity to acquire a large farmland portfolio, owned by the Bruce C. Arnold Family. Hancock County boasts a rich agricultural heritage, and many of these parcels have earned the esteemed “Century Farm” designation, with origins tracing back to 1888. The auction will consist of 557 acres m/l to be sold in eight individual tracts on Friday, November 8th, 2024 at the Klemme Public Library in Klemme, Iowa.

Tract 1: 75 acres m/l with 66.74 FSA cropland acres, carrying a CSR2 of 82.3.

Tract 2: 78 acres m/l with 71.47 FSA cropland acres, carrying a CSR2 of 85.2.

Tract 3: 80 acres m/l with 79.85 FSA cropland acres. Of the 79.85 FSA cropland acres, 71.66 acres are currently in corn/soybean production carrying a CSR2 of 84.7, and 8.19 acres are in hay production.

Tract 4: 80 acres m/l with 77.28 FSA cropland acres. Of the 77.28 FSA cropland acres, 76.54 acres are currently in corn/soybean production carrying a CSR2 of 85.9, and 0.74 acres are in hay production.

Tract 5: 120 acres m/l with 91.27 FSA cropland acres. Of the 91.27 FSA cropland acres, 84.66 acres are currently in corn/soybean production carrying a CSR2 of 63.5, and 6.61 acres are in hay production.

Tract 6: 81 acres m/l with 57.9 FSA cropland acres. Of the 57.9 FSA cropland acres, 40.48 acres are currently in corn/soybean production carrying a CSR2 of 73, and 17.42 acres are in hay production.

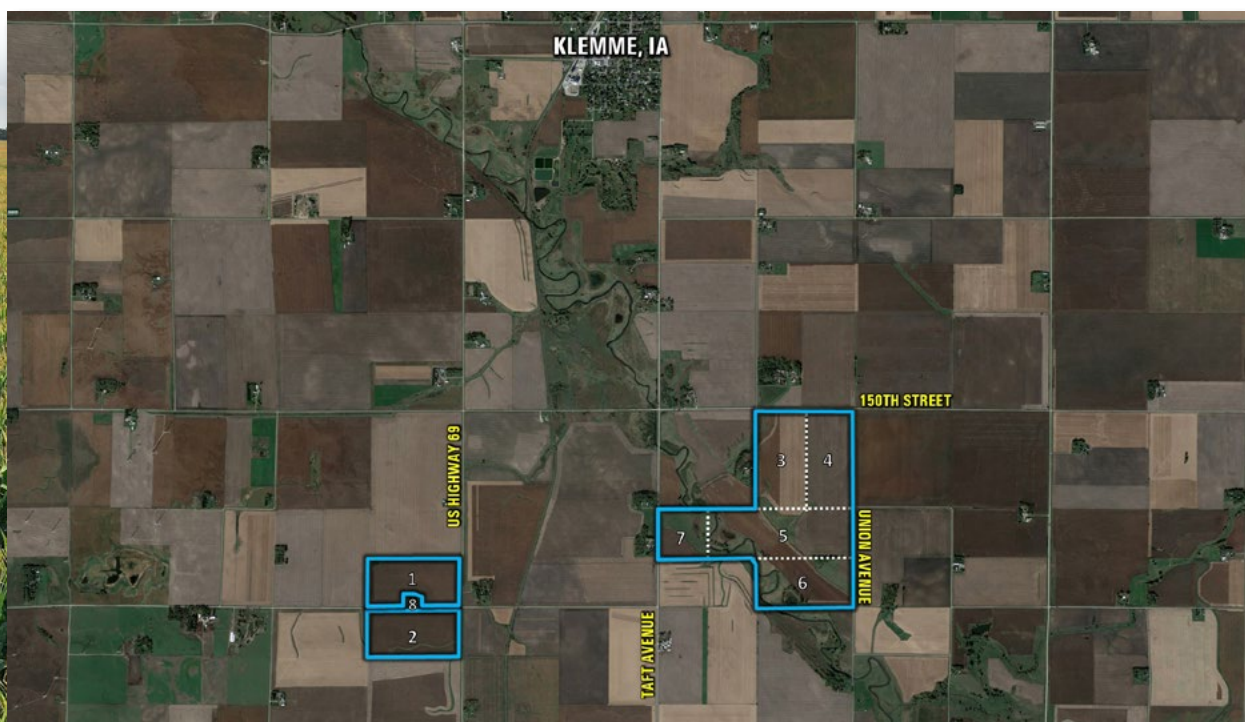
Tract 7: 40 acres m/l with 35.33 FSA cropland acres. Of the 35.33 FSA cropland acres, 13.06 acres are currently in corn/soybean production carrying a CSR2 of 88.2, and 22.27 acres are in hay production.

Tract 8: 3.29 surveyed acres m/l featuring a single-family 1 3/4-story house and multiple outbuildings. Open House - Scheduled for Tuesday, October 22nd & 29th from 3:00 P.M. - 5:30 P.M.

The tracts are located south of Klemme, Iowa in Twin Lake and Avery Townships. The farm leases have been terminated and farming rights will be available for the 2025 growing season.

Tracts 1-7 will be sold on a per-acre basis and will be offered through the “Buyer’s Choice Auction Method”, whereas the winning bidder may elect to take, in any order, one, two, or all of the tracts for their high bid. The “Buyer’s Choice Auction Method” auctioning will continue until all tracts have been purchased. After Tracts 1-7 are sold, Tract 8 will be sold on a whole dollar amount. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

The land auction can also be viewed through our virtual online auction platform with online bidding, via the Peoples Company website or you can follow along live through our Facebook page on the day of the sale.



AUCTION DETAILS & TERMS

Hancock County Land Auction

557 Acres M/L (Offered in Eight Tracts)

Friday, November 8th, 2024 at 10:00 AM

Auction Location:

Klemme Public Library
204 E Main Street
Klemme, IA 50449

Sellers: Bruce C. Arnold Family

Representing Attorney: Timothy M. Anderson - Anderson Law Firm in Garner, Iowa

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 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: Tracts 1-7 will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take, in any order, one, two, or all of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until Tracts 1-7 have been purchased and removed from the auction. After Tracts 1-7 are sold, Tract 8 (Acreage) will be sold on a whole dollar amount. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Tract 1: 75 Acres M/L

Tract 2: 78 Acres M/L

Tract 3: 80 Acres M/L

Tract 4: 80 Acres M/L

Tract 5: 120 Acres M/L

Tract 6: 81 Acres M/L

Tract 7: 40 Acres M/L

Tract 8: 3.29 Acres M/L

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order 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.

Farm Program Information: Farm Program Information is provided by the Hancock 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 Hancock 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 Timothy M. Anderson Clients Trust Account.

Closing: Closing will occur on or before Tuesday, December 31st, 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 Leases: The farm leases have been terminated and the tracts are open 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 with Timothy M. Anderson Clients 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.

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, 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 the 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 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 the abstract.

TRACT ONE



PROPERTY DETAILS

Tract 1 consists of 75 acres m/l with 66.74 FSA cropland acres carrying a CSR2 of 82.3. The primary soil types on this farmland tract are some of the best in Iowa, including Nicollet clay loam and Canisteo clay loam. Farmland acres are designated as NHEL (Non-Highly Erodible Land) and are not located within a County Drainage District. 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 has great access on paved US Highway 69 with several competing grain marketing options nearby. The farm lease has been terminated and will be available for the 2025 growing season. Tract 1 is located in Section 12 of Twin Lake Township, Hancock County, Iowa.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
55	Nicollet clay loam	29.70	44.50%	89	●
507	Canisteo clay loam	21.22	31.80%	84	●
95	Harps clay loam	7.55	11.31%	72	●
658	Mayer loam	4.87	7.30%	54	●
138B	Clarion loam	1.60	2.40%	89	●
6	Okoboji silty clay loam	1.26	1.89%	59	●
107	Webster clay loam	0.54	0.81%	86	●

AVERAGE: 82.30

DIRECTIONS

From Klemme, Iowa: Travel west out of town to US Highway 69. Turn left (south) on US Highway 69 for 2.7 miles and Tract 1 will be located on the right (west) side of US Highway 69 marked with a Peoples Company sign.

75 ACRES M/L

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

Net Taxes: \$2,210.00
CSR2: 82.30

US Highway 69
Goodell, IA 50439

TRACT Two



PROPERTY DETAILS

Tract 2 consists of 78 acres m/l with 71.47 FSA cropland acres carrying a CSR2 of 85.2. The primary soil types on this farmland tract are some of the best in Iowa, including Nicollet clay loam and Webster clay loam. Farmland acres are designated as NHEL (Non-Highly Erodible Land) and are not located within a County Drainage District. 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. A maintenance agreement for the waterway is currently in effect with the Hancock County Soil and Water Conservation District, set to expire in 2026. Please see the attached "Waterway Maintenance Agreement" on Peoples Company website for details.

The farm has great access on paved US Highway 69 with several competing grain marketing options nearby. The farm lease has been terminated and will be available for the 2025 growing season. Tract 2 is located in Section 13 of Twin Lake Township, Hancock County, Iowa.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
55	Nicollet clay loam	28.87	40.39%	89	●
107	Webster clay loam	10.01	14.01%	86	●
388	Kossuth silty clay loam	7.04	9.85%	86	●
507	Canisteo clay loam	6.60	9.23%	84	●
385	Guckeen clay loam	5.93	8.30%	76	●
52C2	Bode clay loam	5.66	7.92%	82	●
52B	Bode clay loam	4.13	5.78%	91	●
6	Okoboji silty clay loam	1.74	2.43%	59	●
95	Harps clay loam	1.50	2.10%	72	●

AVERAGE: 85.20

DIRECTIONS

From Klemme, Iowa: Travel west out of town to US Highway 69. Turn left (south) on US Highway 69 for 3 miles and Tract 2 will be located on the right (west) side of US Highway 69 marked with a Peoples Company sign.

78 ACRES M/L

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Net Taxes: \$2,312.00
CSR2: 85.20

US Highway 69
Goodell, IA 50439

TRACT THREE



PROPERTY DETAILS

Tract 3 consists of 80 acres m/l with 79.85 FSA cropland acres. Of the 79.85 FSA cropland acres, 71.66 acres are currently in corn/soybean production carrying a CSR2 of 84.7, and 8.19 acres are in hay production. The primary soil types on this farmland tract are some of the best in Iowa, including Nicollet clay loam and Clarion loam. Farmland acres are designated as NHEL (Non-Highly Erodible Land) and are not located in a County Drainage District.

The tract is conveniently located near US Highway 69, offering excellent access to several competing grain marketing outlets. The farm leases have been terminated and will be available for the 2025 growing season. Tract 3 is located in Section 8 of Avery Township, Hancock County, Iowa.

**A Northern Natural Gas pipeline runs underground through Tract 3, see attached "Pipeline Map" on Peoples Company website for the approximate location.*



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
55	Nicollet clay loam	26.54	37.04%	89	●
138B	Clarion loam	23.66	33.02%	89	●
107	Webster clay loam	8.92	12.45%	86	●
138C2	Clarion loam	7.22	10.08%	83	●
641D2	Clarion-Sunburg complex	5.33	7.44%	44	●
485B	Spillville loam	0.01	0.01%	88	●

AVERAGE: 84.7

DIRECTIONS

From Klemme, Iowa: Travel east out of town to Taft Avenue. Turn right (south) on Taft Avenue for 2 miles until reaching 150th Street. Turn left (east) on 150th Street for 1/2 mile and Tract 3 will be located on the right (south) side of 150th Street marked with a Peoples Company sign.

80 ACRES M/L

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

Net Taxes: \$2,336.00
CSR2: 84.70

150th Street
Klemme, IA 50449

TRACT FOUR



PROPERTY DETAILS

Tract 4 consists of 80 acres m/l with 77.28 FSA cropland acres. Of the 77.28 FSA cropland acres, 76.54 acres are currently in corn/soybean production carrying a CSR2 of 85.9, and 0.74 acres are in hay production.

The primary soil types on this farmland tract are some of the best in Iowa, including Nicollet clay loam and Clarion loam. Farmland acres are designated as NHEL (Non-Highly Erodible Land) and are not located in a County Drainage District.

The tract is conveniently located near US Highway 69, offering excellent access to several competing grain marketing outlets. The farm leases have been terminated and will be available for the 2025 growing season. Tract 4 is located in Section 8 of Avery Township, Hancock County, Iowa.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
55	Nicollet clay loam	29.77	38.89%	89	●
138B	Clarion loam	15.35	20.05%	89	●
507	Canisteo clay loam	13.75	17.96%	84	●
107	Webster clay loam	11.79	15.40%	86	●
95	Harps clay loam	3.16	4.13%	72	●
6	Okoboji silty clay loam	2.50	3.27%	59	●
138C2	Clarion loam	0.19	0.25%	83	●

AVERAGE: 85.90

DIRECTIONS

From Klemme, Iowa: Travel east out of town to Taft Avenue. Turn right (south) on Taft Avenue for 2 miles until reaching 150th Street. Turn left (east) on 150th Street for 1 mile and Tract 4 will be located on the right (south) side of 150th Street marked with a Peoples Company sign.

80 ACRES M/L

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Net Taxes: \$2,340.00
CSR2: 85.90

150th Street
Klemme, IA 50449

TRACT FIVE



PROPERTY DETAILS

Tract 5 consists of 120 acres m/l with 91.27 FSA cropland acres. Of the 91.27 FSA cropland acres, 84.66 acres are currently in corn/soybean production carrying a CSR2 of 63.5, and 6.61 acres are in hay production. The primary soil types on this farmland tract include Coland clay loam, Nicollet clay loam, and Spillville loam. The majority of the farmland acres are designated as NHEL (Non-Highly Erodible Land) and are not located in a County Drainage District.

The property also offers spectacular views of the East Branch Iowa River corridor which provides excellent recreational opportunities. The farm leases have been terminated and will be available for the 2025 growing season. Tract 5 is located in Section 8 of Avery Township, Hancock County, Iowa.

**A Northern Natural Gas pipeline runs underground through Tract 5, see attached "Pipeline Map" on Peoples Company website for the approximate location.*



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
1135	Coland clay loam	15.97	18.86%	13	●
55	Nicollet clay loam	12.79	15.11%	89	●
485B	Spillville loam	10.96	12.95%	88	●
641D2	Clarion-Sunburg complex	9.21	10.88%	44	●
138B	Clarion loam	8.92	10.54%	89	●
507	Canisteo clay loam	6.07	7.17%	84	●
641D2	Clarion-Sunburg complex	5.74	6.78%	71	●
138C2	Clarion loam	4.21	4.97%	83	●
174B	Bolan loam	3.06	3.61%	61	●
641E2	Clarion-Sunburg complex	2.77	3.27%	32	●
135	Coland clay loam	2.33	2.75%	76	●
259	Biscay clay loam	2.12	2.50%	52	●
174	Bolan loam	0.39	0.46%	66	●
107	Webster clay loam	0.11	0.13%	86	●
W	Water	0.03	0.04%	0	●

AVERAGE: 63.50

DIRECTIONS

From Klemme, Iowa: Travel east out of town to Taft Avenue. Turn right (south) on Taft Avenue for 2 miles until reaching 150th Street. Turn left (east) on 150th Street for 1 mile until reaching Union Avenue. Turn right (south) on Union Avenue for 1/2 mile and Tract 5 will be located on the right (west) side of Union Avenue marked with a Peoples Company sign.

120 ACRES M/L

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

Net Taxes: \$2,134.00
CSR2: 63.50

Union Avenue
Klemme, IA 50449

TRACT SIX



PROPERTY DETAILS

Tract 6 consists of 81 acres m/l with 57.9 FSA cropland acres. Of the 57.9 FSA cropland acres, 40.48 acres are currently in corn/soybean production carrying a CSR2 of 73, and 17.42 acres are in hay production.

The primary soil types on this farmland tract include Spillville loam, Bolan loam, and Nicollet clay loam. The farmland acres are designated as NHEL (Non-Highly Erodible Land) and are not located in a County Drainage District. The property also offers spectacular views of the East Branch Iowa River corridor which provides excellent recreational opportunities.

The farm leases have been terminated and will be available for the 2025 growing season. Tract 6 is located in Section 8 of Avery Township, Hancock County, Iowa.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
55	Nicollet clay loam	7.79	19.24%	89	●
485B	Spillville loam	7.78	19.22%	88	●
174	Bolan loam	7.49	18.50%	66	●
308	Wadena loam	5.98	14.77%	56	●
308B	Wadena loam	3.33	8.23%	52	●
507	Canisteo clay loam	2.02	4.99%	84	●
259	Biscay clay loam	1.39	3.43%	52	●
138C2	Clarion loam	0.96	2.37%	83	●
641C2	Clarion-Sunburg complex	0.89	2.20%	71	●
135	Coland clay loam	0.65	1.61%	76	●
107	Webster clay loam	0.62	1.53%	86	●
138D2	Clarion loam	0.59	1.46%	55	●
641E2	Clarion-Sunburg complex	0.46	1.14%	32	●
1339	Truman silt loam	0.28	0.69%	99	●
641D2	Clarion-Sunburg complex	0.15	0.37%	44	●
138B	Clarion loam	0.09	0.22%	89	●
1135	Coland clay loam	0.03	0.07%	13	●

AVERAGE: 73.0

DIRECTIONS

From Klemme, Iowa: Travel east out of town to Taft Avenue. Turn right (south) on Taft Avenue for 2 miles until reaching 150th Street. Turn left (east) on 150th Street for 1 mile until reaching Union Avenue. Turn right (south) on Union Avenue for 1 mile and Tract 6 will be located on the right (west) side of Union Avenue marked with a Peoples Company sign.

81 ACRES M/L

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Net Taxes: \$1,586.00
CSR2: 73.00

Union Avenue
Klemme, IA 50449

TRACT SEVEN



PROPERTY DETAILS

Tract 7 consists of 40 acres m/l with 35.33 FSA cropland acres. Of the 35.33 FSA cropland acres, 13.06 acres are currently in corn/soybean production carrying a CSR2 of 88.2, and 22.27 acres are in hay production. The primary soil types on this farmland tract are some of the best in Iowa, including Nicollet clay loam and Clarion loam. The corn/soybean acres are designated as NHEL (Non-Highly Erodible Land) and are not located in a County Drainage District.

The property also offers spectacular views of the East Branch Iowa River corridor which provides excellent recreational opportunities. The farm leases have been terminated and will be available for the 2025 growing season. Tract 7 is located in Section 8 of Avery Township, Hancock County, Iowa.

**Northern Natural Gas has pipelines that run underground through Tract 7, see attached "Pipeline Map" on Peoples Company website for the approximate location.*



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
55	Nicollet clay loam	6.12	46.86%	89	●
138B	Clarion loam	5.23	40.05%	89	●
138C2	Clarion loam	1.70	13.02%	83	●

AVERAGE: 88.20

DIRECTIONS

From Klemme, Iowa: Travel east out of town to Taft Avenue. Turn right (south) on Taft Avenue for 2.5 miles and Tract 7 will be located on the left (east) side of Taft Avenue marked with a Peoples Company sign.

40 ACRES M/L

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

Net Taxes: \$758.00
CSR2: 88.20

Taft Avenue
Klemme, IA 50449

TRACT EIGHT



PROPERTY DETAILS

Tract 8 offers an excellent acreage opportunity for those interested in rural settings and country living. The property comprises 3.29 surveyed acres m/l featuring a single-family, 1 3/4-story house with 1,291 Sq/Ft of Total Living Area. Farm improvements include two steel utility buildings, a detached garage, and multiple other outbuildings. Tract 8 is located south of Klemme, Iowa on 140 Street with great access to US Highway 69.

Dwellings will be sold "As Is, Where Is". The buyer will be responsible for the cost of any improvement, replacement, or repairs to the current septic/wastewater treatment system. Since the property is in an Estate, the Sellers are exempt from the DNR Time of Transfer inspection. Contact Agent for further details.

****Open Houses - Scheduled for Tuesday, October 22nd & October 29th from 3:00 P.M. - 5:30 P.M.***



DIRECTIONS

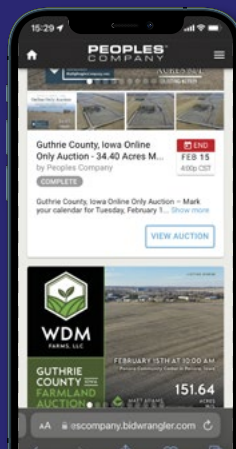
From Klemme, Iowa: Travel west out of town to US Highway 69. Turn left (south) on US Highway 69 for 2.8 miles until reaching 140th Street. Turn right (west) on 140th Street for a 1/4 mile and Tract 8 will be located on the right (north) side of 140th Street marked with a Peoples Company sign.

3.29 ACRES M/L

Net Taxes: \$710.00

ADDRESS

1875 140th Street
Goodell, IA 50439



ONLINE BIDDING AVAILABLE

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 smart phone.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17847



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557 ACRES M/L

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