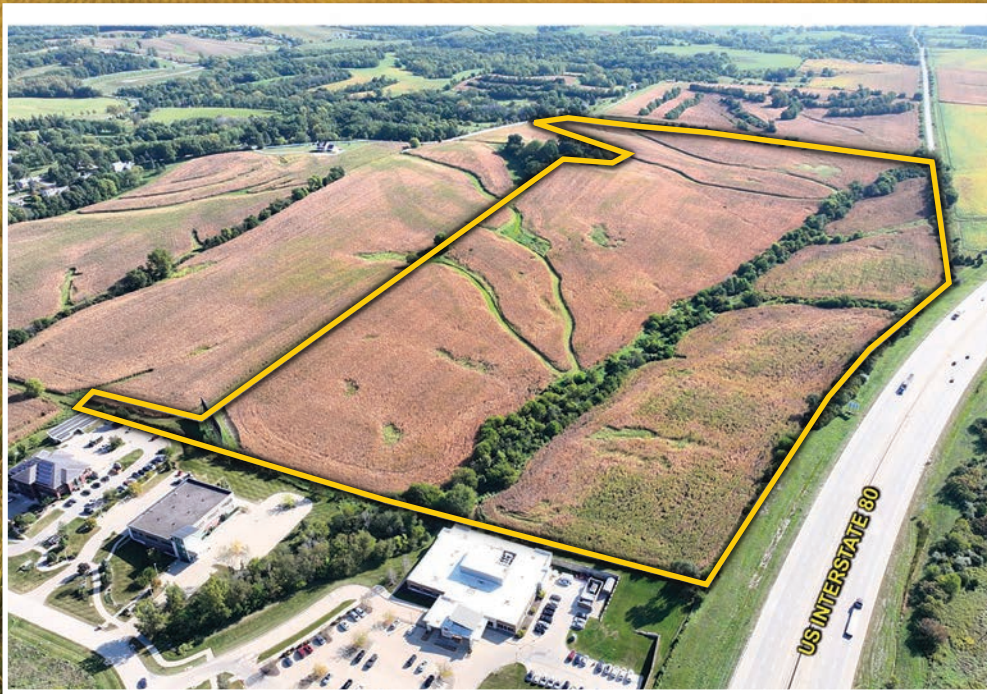


JOHNSON COUNTY, IOWA ONLINE ONLY AUCTION

LISTING #17817 | Lynden Heights Rd NE | Iowa City, IA 52240

80.55 ACRES M/L

BIDDING IS CURRENTLY LIVE AND WILL REMAIN OPEN UNTIL
FRIDAY, NOVEMBER 22ND, 2024, AT 5:00 PM EST.



PC

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Johnson County, Iowa Land Auction - Mark your calendars for Friday, November 22nd, 2024. Peoples Company is pleased to present 80.55 surveyed acres for auction, located partially within the city limits of Iowa City, along Interstate 80 in Johnson County, Iowa. This prime, tillable transitional development farmland is offered as a single tract through a TIMED ONLINE ONLY auction. Bidding is now live and will close on Friday, November 22nd, 2024, at 5:00 PM EST.

This property boasts an excellent location just outside the Iowa City corridor, neighboring the Northgate Development Complex, home to many esteemed businesses. With frontage on Interstate 80 and convenient access to Highway 1 toward Solon, IA, these 80.55 acres are an ideal addition to an existing farming operation, a solid investment for portfolio diversification, or a perfect site for your dream home, just minutes from Iowa City.

The 80.55 acres feature approximately 71.72 tillable acres, with a strong average CSR2 rating of 72.9. Predominant soil types include Colo-Ely Complex and Fayette Silt Loam. The farmland is available for the 2025 cropping season. A wooded creek runs through the property, offering an ideal opportunity for future tile improvements while serving as a wildlife corridor.

Billboard - A large commercial billboard owned by Gaskill Signs is also located on the property. Measuring 24' x 124', the billboard provides potential advertising space or an additional revenue stream, currently generating \$1,400 annually. For more information regarding the lease, please contact the listing agents.

Building Site - Approximately more than 40 acres of this tract lie within Iowa City's limits with an Office Research & Development Center zoning. The 34.82 acres labeled as parcel 0831351003 are eligible for an agricultural dwelling exception so that a buyer can build on this parcel, this will require review by the Johnson County Planning and Zoning Board due to its size. That parcel is zoned Rural Residential. The parcel offers excellent potential for an agritourism-based business. For details, please contact Johnson County Planning and Zoning at 319-356-6083. Buyers are encouraged to conduct their own due diligence before bidding. The farm is a 1/4 mile off of a hard surface road.

Driveway Access - The current access point to the property is at the southeast corner. A driveway entrance application has been submitted to secondary roads, and several proposed driveway locations have been marked. The new buyer will have the opportunity to select their preferred driveway location, with installation to be the buyer's responsibility.

Don't miss this opportunity to acquire a high-quality Johnson County farm with transitional development potential, ideally situated along Interstate 80 and within the Iowa City limits. Whether expanding your farming operation, enhancing your investment portfolio, or starting an agricultural venture, this property offers proximity to the Iowa City metro area. Reach out to the listing agents for more information. Bidding ends on Friday, November 22nd, 2024, at 5:00 PM EST.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17817



SCAN THE QR
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WITH YOUR PHONE
CAMERA TO VIEW THIS
AUCTION ONLINE!

*Open this flyer for
more information!*

JOHNSON COUNTY LAND AUCTION | TERMS & CONDITIONS

80.34 ACRES M/L | CSR2 RATING OF 72.9 | LISTING #17817

HOW TO BID: Open 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.

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders will be accessing this auction online 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.

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

CO-BROKERS: Participating brokers must register the client 24 hours before the Auction date by filling out our Broker Registration Form.

AUCTION METHOD: This property will be offered as one individual 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 auction date. 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.

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 Johnson 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 Johnson 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 check or wire transfer. All funds will be held in the Peoples Company Trust Account.

CLOSING: Closing will occur on or about Friday, December 20th, 2024. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Possession: Possession will be granted at closing, subject to tenant's rights.

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

HUNTING LEASE: The hunting leases have been terminated and the hunting rights are open for the 2024 hunting seasons.

SURVEY & STAKING: No additional surveying or staking will be provided by the seller.

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.

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.



FARMLAND - TRANSITIONAL DEVELOPMENT - BUILDING SITE