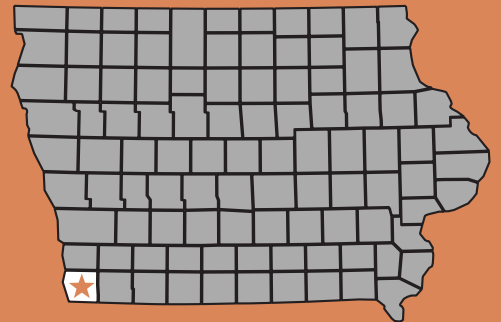


LISTING #17879

Farmland Auction **FREMONT COUNTY**

TUESDAY, NOVEMBER 12TH, 2024 AT 10:00 AM | UNITED FAITH CHURCH & COMMUNITY CENTER

INTERSTATE 29 & COUNTY HIGHWAY J34
PERCIVAL, IA 51648



Fremont County
IOWA

Contact

Andrew Zellmer • 712.898.5913
AndrewZ@PeoplesCompany.com
IA LIC S61625000

Jim Hain • 402.981.8831
James.Hain@LundCo.com
IA LIC S43641000



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

Farmland Auction

FREMONT COUNTY

Tract **01**

Interstate 29
Percival, IA 51648

80 ACRES M/L

Tract 1 consists of 80 m/l with 80.58 FSA cropland acres carrying a CSR2 of 74.5. This highly tillable farm had a wetland determination done and has been deemed PC/NW prior converted non-wetlands. The farm is located in the Benton-Washington Levee & Mule Slough/West Benton drainage district. (Contact the listing agent for more information.) The farm lease is open for the 2025 crop year. This tract is accessed by an easement. Please contact listing agent for more details.



TRACT 1 *Farm Details*

Est. FSA Cropland Acres: 80.58

Net Taxes: \$2,886.00

CSR2: 74.50

Contact

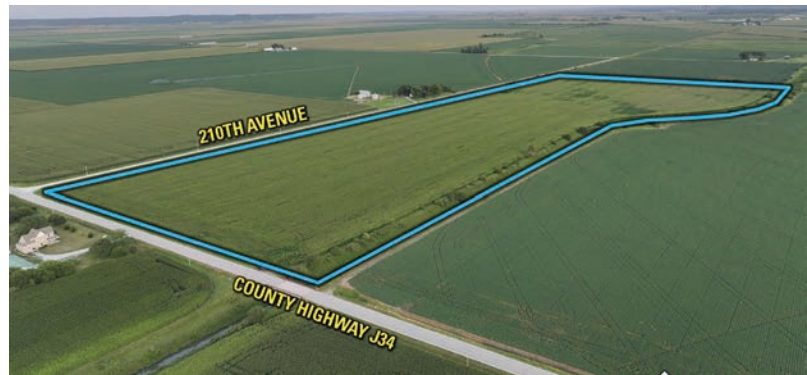
Andrew Zellmer • 712.898.5913 • AndrewZ@PeoplesCompany.com

Tract **02**

County Highway J34/210th Avenue
Percival, IA 51648

57.73 ACRES M/L

Tract 2 consists of 57.73 acres m/l with 54.74 FSA cropland acres carrying a CSR2 of 66.5. The west border of the farm is the edge of Horse Creek. A wetland determination has been done, and the farm has been deemed prior converted. The farm is located in the Benton-Washington Levee & Missouri Valley drainage district. The farm lease is open for the 2025 crop year.



TRACT 2 *Farm Details*

Est. FSA Cropland Acres: 50.73

Net Taxes: \$1,848.00

CSR2: 66.50

Jim Hain • 402.981.8831 • James.Hain@LundCo.com

Auction Terms & Conditions

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

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.

Auction Method: The farmland tracts will be sold using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one or all tracts for their high bid. "Buyer's Choice" auctioning will continue until both tracts have been purchased and removed from the auction.

Farm Program Information: Farm Program Information is provided by the Fremont 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 Fremont 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 before Friday, December 19th, 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 farm is 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.

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



TRACT 1 Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
66	Luton silty clay	33.11	41.09%		58
436	Lakeport silty clay loam	17.72	21.99%		86
255	Cooper silty clay loam	14.02	17.40%		76
36	Salix silty clay loam	9.18	11.39%		98
44	Blencoe silty clay	3.85	4.78%		86
46	Keg silt loam	2.70	3.35%		98
Weighted Average:					74.5

TRACT 2 Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
366	Luton silty clay loam	32.28	58.97%		52
36	Salix silty clay loam	11.78	21.52%		98
44	Blencoe silty clay	6.90	12.61%		86
466	Solomon clay	3.63	6.63%		57
66	Luton silty clay	0.14	0.26%		58
Weighted Average:					66.5

Directions

Tract 1: From Percival, Iowa: Travel south on 195th avenue for 2 miles until reaching 225th street. Turn right (west) on 225th street and continue around the curve for .75 miles. This will take you to the easement access in the southwest corner of the farm. Look for the Peoples Company Sign off of Interstate 29.

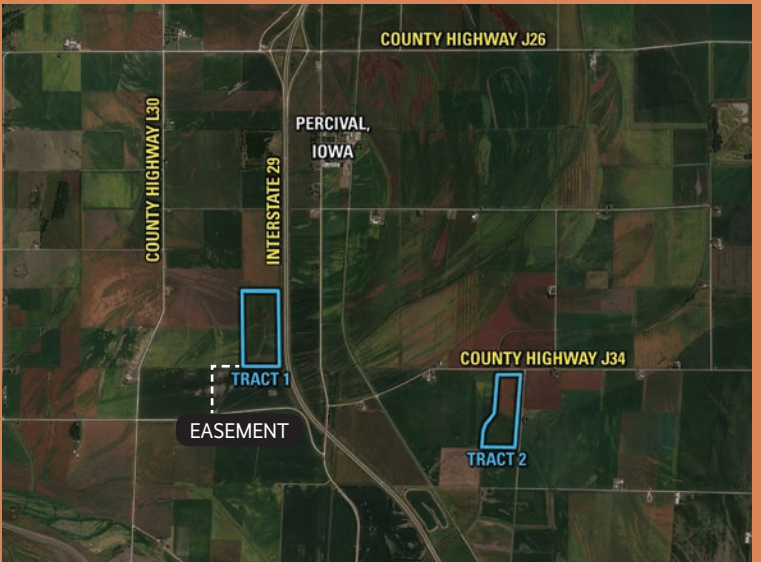
Tract 2: From Percival, Iowa: Travel south on 195th avenue for 1.5 miles until reaching County Highway J34. Turn left (east) on County Highway J34 and continue for 1.25 miles. The farm is located on the Right. Look for the Peoples Company Sign.

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 Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. The 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 will be taken from the Abstract.



Scan the QR code to visit
PeoplesCompany.com
Listing #17879



November

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

10:00 AM

Auction Location

United Faith Church & Community Center
1975 US Highway 275 | Sidney, IA 51652



Scan the QR code to visit
PeoplesCompany.com
Listing #17879



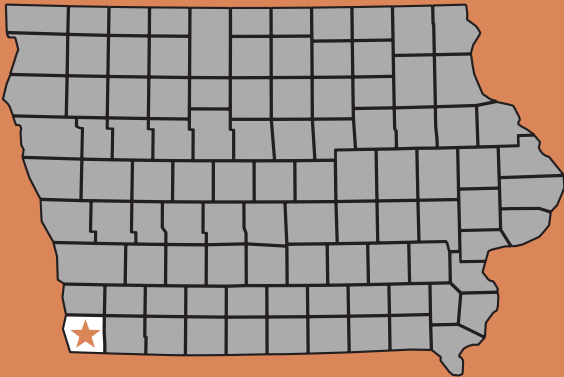
12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17879

137.73
Acres M/L

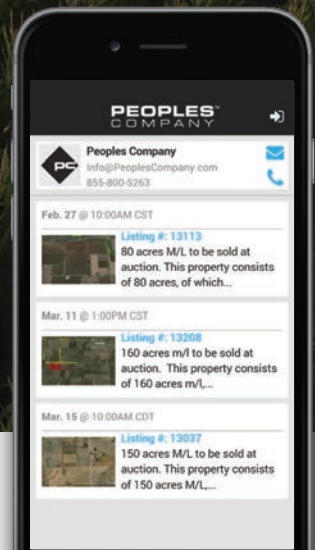
Farmland Auction **FREMONT COUNTY**



Fremont County
IOWA

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.



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