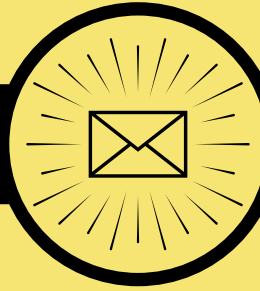


DEVELOPMENT LAND AUCTION

PC

Rock Creek Drive | Maxwell, IA 50161

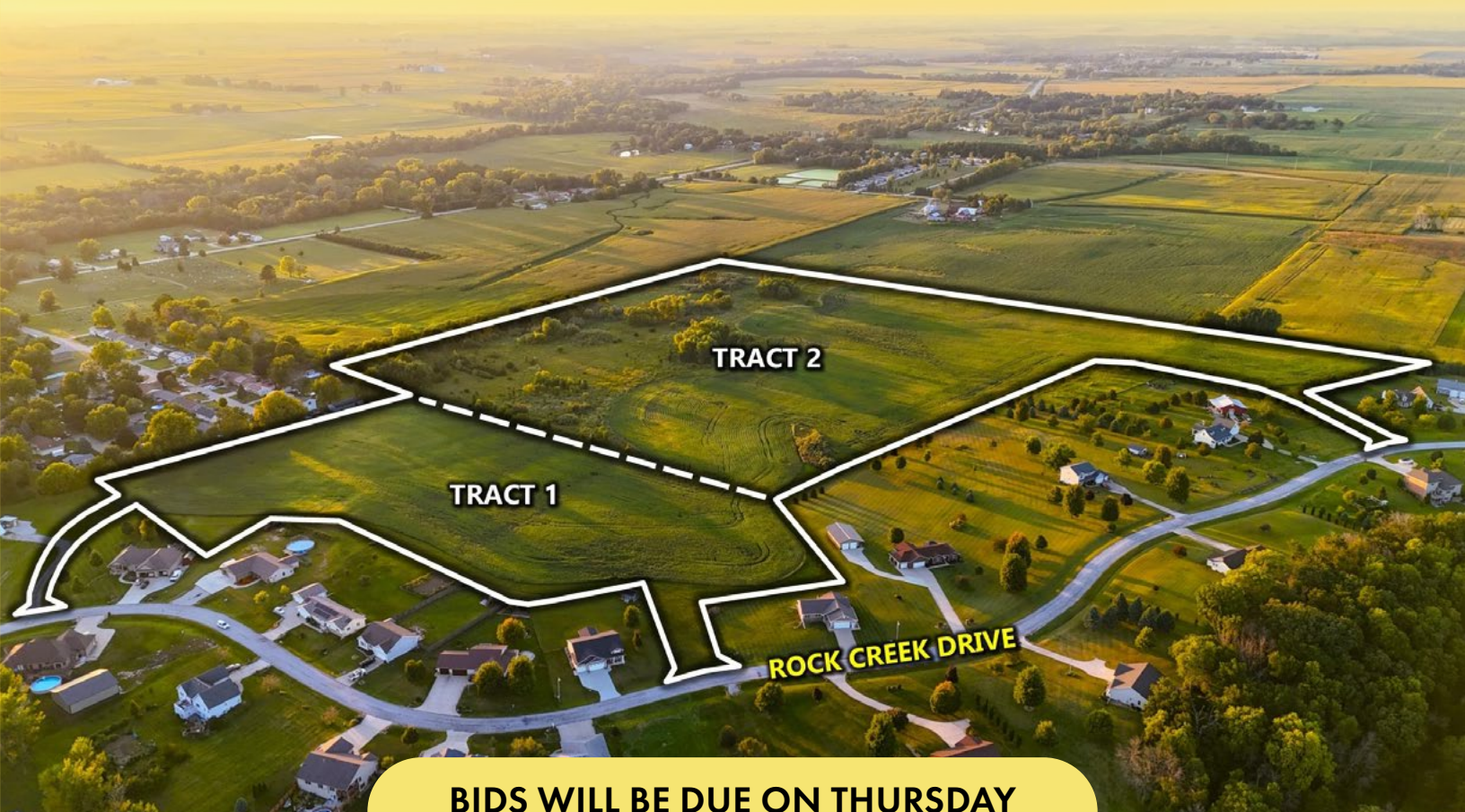
SEALED BID AUCTION



STORY COUNTY, IOWA

LISTING #17909

51.82 ACRES M/L



BIDS WILL BE DUE ON THURSDAY
NOVEMBER 21ST AT 1:00 P.M. CST.



BRANDON BERGQUIST

515.509.5912

IA LIC S7021000

Brandon@PeoplesCompany.com



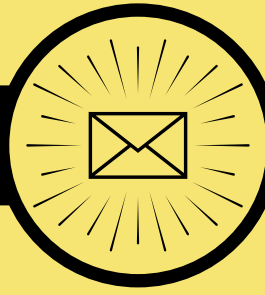
JOHN REBURN

515.330.8710

IA LIC S65697000

JohnR@PeoplesCompany.com

SEALED BID AUCTION



STORY COUNTY, IOWA

LISTING #17909

51.82 ACRES M/L

Story County Development Land Available - Peoples Company is pleased to present 51.82 surveyed acres within the City of Maxwell, Iowa. The land will be offered in 2 tracts through a Sealed Bid Auction with bids due at 1:00 PM (CST) on Thursday, November 21st, 2024. The tracts are slated for residential development within growing Story County.

TRACT 1: 11.57 surveyed acres, zoned R-2 - Mixed Residential

TRACT 2: 40.25 surveyed acres, zoned R-S - Suburban Residential

The city of Maxwell is ready to work with a developer on the property and poised for growth with close proximity to Ankeny and Ames. Maxwell provides small-town living and great schools. Collins-Maxwell school district is highly desirable to young families, providing small class sizes, personalized learning and many opportunities to participate in sports and activities.

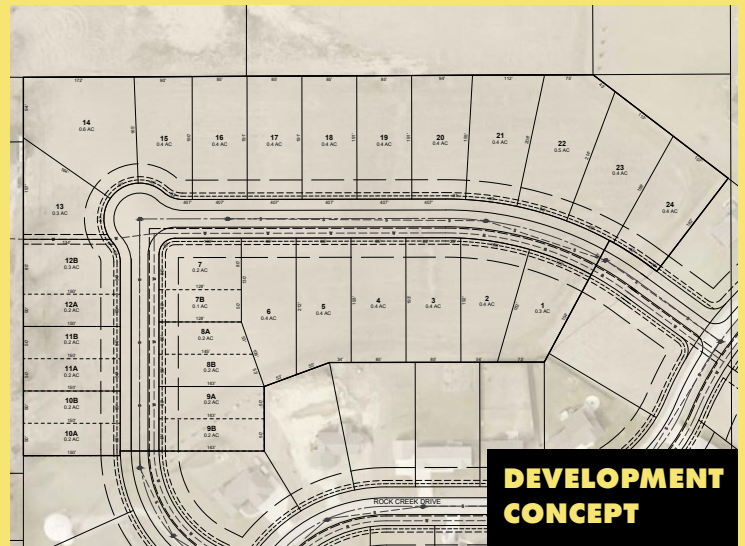


DIRECTIONS: From the intersection of Main Street & 5th Street, travel east on 5th Street for 0.25 miles until reaching Rock Creek Drive. Turn left (north) on Rock Creek for 0.25 miles until reaching the property.

TRACT 1 - Rock Creek Creek Drive, Maxwell, IA 50161

Tract 1 is 11.57 surveyed acres of future residential development land in the city limits of Maxwell. It is currently zoned R2 - Mixed Residential which would allow for single-family or two-family dwellings. A concept plan has been completed that would allow for 30 individual lots. The City of Maxwell has an existing 6" water main and an existing 8" sewer main along Rock Creek Drive.

This tract currently has approximately 9.27 acres of tillable land carrying a CSR2 of 59.4. The current farmer has done an excellent job and would like to continue to work with the new owner. The farm lease is open for development or cropping in 2025.



AUCTION DETAILS & TERMS

Story County, Iowa Sealed Bid Auction 51.82 Surveyed Acres

Sealed Bid Submittal Process & Deadline: Sealed Bids for this property will be due to our office at the address below before 1:00 p.m. CST, on Thursday, November 21st, 2024.

John Reburn and/or Brandon Bergquist
Peoples Company
12119 Stratford Drive, Suite B
Clive, IA 50325
JohnR@PeoplesCompany.com - 515.330.8710
Brandon@PeoplesCompany.com - 515.509.5912

Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Peoples Company. Please make additional copies as necessary. Handwritten bids, if legible, are acceptable. Bids will be accepted by mail or email. Seller reserves the right to select the best bid, counter any bids, or remove the property from the market in its sole and absolute discretion.

Should Seller elect to counter any bid, Bidder shall have the right to rescind their bid or make a counter offer. After this period, the successful Bidder will be notified. The sale of this farm is not contingent upon Buyer financing. All financial arrangements are to have been made prior to submitting a bid. By submitting a bid, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement. Clients must be registered with a listing broker at least 48 hours prior to bid submittal deadline. Participating brokers please contact listing agent for details and forms.

Earnest Money Payment: An earnest money payment of 10% of purchase price will be due upon acceptance and notification of successful offer. 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 take place December 18th, 2024 or as agreed upon by the parties, of the awarding of the Property to the successful Bidder subject to preparation and full execution and contract of deeds. Upon acceptance and notification of successful bid, the Buyer will enter into a Real Estate Purchase and Sales Contract.

Possession: Possession at closing, subject to Tenant's Rights.

Farm Lease: The lease is open for the 2025 cropping season.

Contract & Title: Successful buyer 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. 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 Peoples Company, or Seller. All bids will be on a whole dollar amount. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. 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.

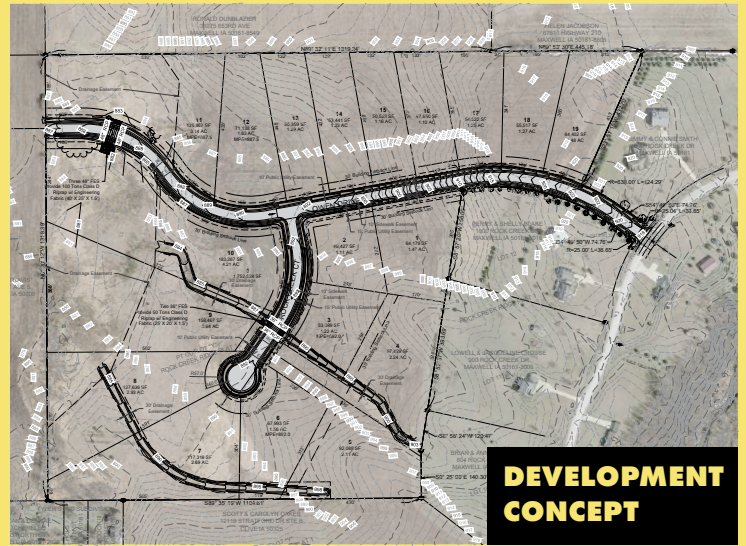
LISTING #17909



TRACT 2 - Rock Creek Drive, Maxwell, IA 50161

Tract 2 is 40.25 surveyed acres of future residential development land in the city limits of Maxwell. The land is currently zoned R-S Suburban Residential. A concept plan has been completed that would allow for 19 individual lots. The City of Maxwell has an existing 6" water main along Rock Creek Drive. Tract 2 also has the potential for an executive building site with multiple building sites backing up to the recreational acres.

This tract currently has approximately 22.85 acres of tillable land carrying a CSR2 of 78.6. Primary soil types include Farrar Fine Sandy Loam, Clarion Loam & Webster Clay Loam. The current farmer has done an excellent job and would like to continue to work with the new owner. The farm lease is open for development or cropping in 2025. The laterals of 1200 Rock Creek Drive encroach onto Tract 2. Contact agents for details.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com



SCAN THE QR CODE
TO VIEW THIS LISTING
ONLINE!

Rock Creek Drive | Maxwell, IA 50161

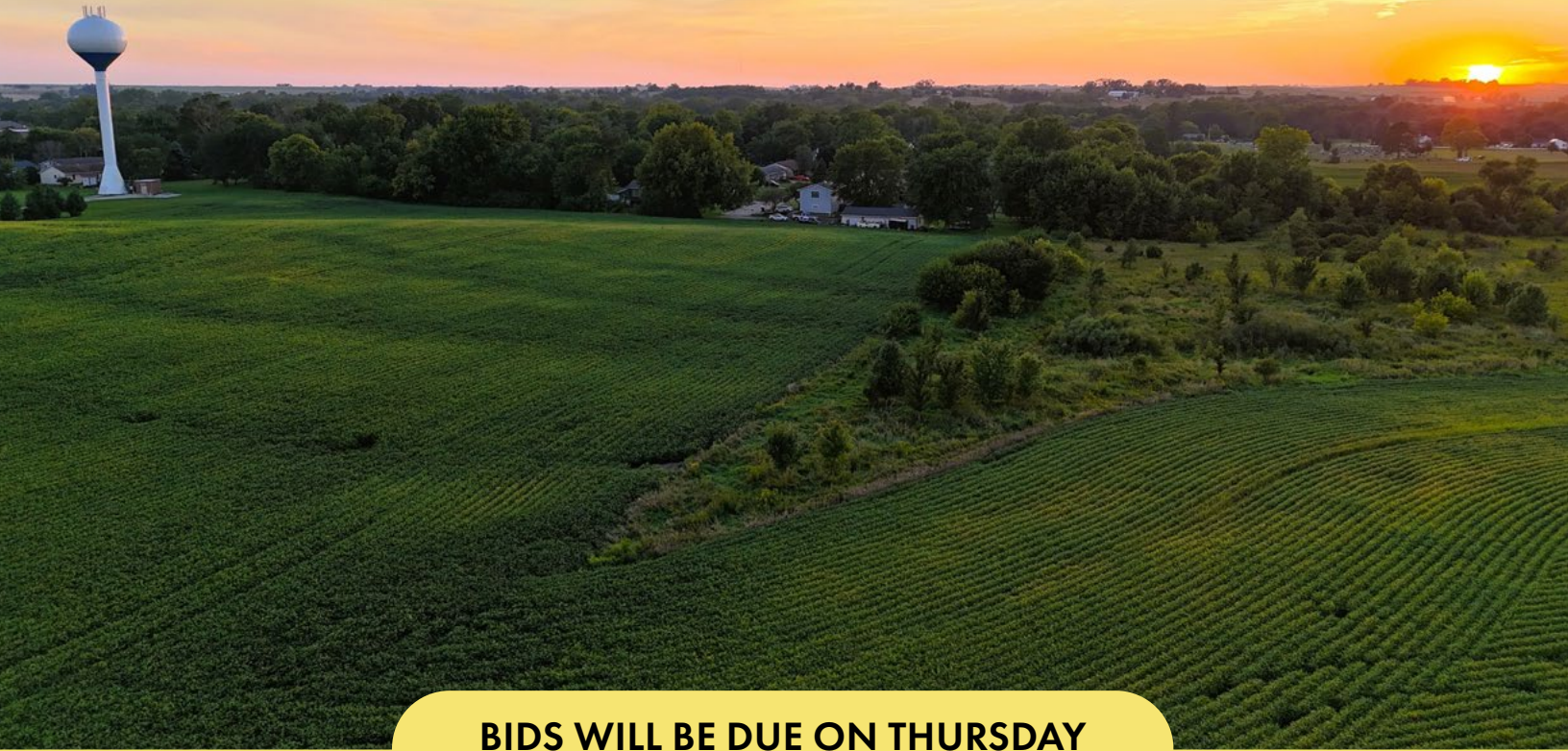
SEALED BID AUCTION



STORY COUNTY, IOWA

LISTING #17909

51.82 ACRES M/L



**BIDS WILL BE DUE ON THURSDAY
NOVEMBER 21ST AT 1:00 P.M. CST.**



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