

Listing #17932



# DECATUR & WAYNE COUNTY

## FARMLAND AUCTION

408.79 Acres M/L  
**OFFERED IN 3 TRACTS**



**DARAN BECKER**  
**515.979.3498**  
**Daran@PeoplesCompany.com**  
IA LIC S6047 3000

### AUCTION DETAILS



**Weldon Community Building**  
101 1st Street W  
Weldon, Iowa 50264



**Wednesday, Dec 11<sup>TH</sup>**  
**10:00 AM**

# AUCTION TERMS & CONDITIONS

**DECATUR & WAYNE COUNTY LAND AUCTION**  
408.79 Acres M/L (Offered in Three Tracts)  
Wednesday, December 11th, 2024 at 10:00 AM

**SELLER:** Darrell & Coe-Leta Logemann

**AUCTION LOCATION:**  
Weldon Community Building  
101 1st Street W | Weldon, Iowa 50264



**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 three tracts will be offered via Public Auction and will take place at 10:00 AM at the Weldon Community Building in Weldon, Iowa. The three farmland tracts will be sold on a per-acre basis. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through a Virtual Online Auction option with online bidding available.

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

**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.

**FARM PROGRAM INFORMATION:** Farm Program Information is provided by the Decatur & Wayne 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 Decatur & Wayne 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:** Buyer has the choice of closing either December 30th or January 6th, 2025. 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:** All tracts will be 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. 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.

**SURVEYS:** No additional surveying or staking will be provided by the Seller.

**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 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.

# DECATUR & WAYNE COUNTY FARMLAND AUCTION

Premium Decatur & Wayne County, Iowa Land Auction! - Peoples Company is pleased to present the sale of 408.79 acres m/l of high-quality tillable farmland located near Van Wert and Humeston, Iowa. The farm will be offered as 3 individual tracts with both live and online bidding options available on December 11th, 2024, at the Weldon Community Building in Weldon, IA at 10 A.M (CST).

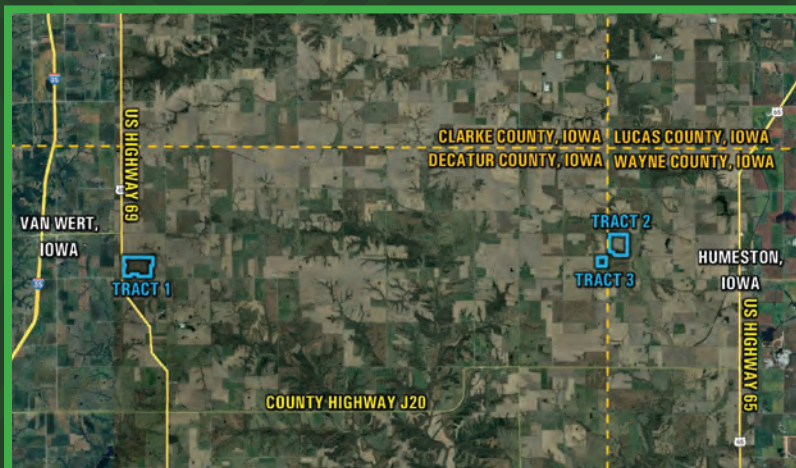
Of the total 408.79 acres m/l in this portfolio, the farmland includes 387.35 FSA cropland acres carrying CSR2 ratings in the mid-60s to mid-50s. The remaining balance of the acres consists of quality pasture. These farms are located in a strong farming community near several competing grain markets which include both grain elevators and ethanol plants, these highly-tillable tracts of farmland would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase.

**TRACT 1:** 216.55 Acres M/L with 207.26 FSA cropland acres, carrying a CSR2 value of 63.1. Located on Highway 69 in Decatur County.

**TRACT 2:** 152.24 Acres M/L with 143.29 FSA cropland acres and 123.51 acres currently in production, carrying a CSR2 value of 58.5. Located near Humeston in Wayne County.

**TRACT 3:** 40 Acres M/L with 36.8 FSA cropland acres and 19.79 acres currently in production, carrying a CSR2 value of 55.1. Located near Humeston in Decatur County.

The farmland portfolio will be offered as three individual tracts with both live, in-person bidding and live online bidding options available. The tracts will not be offered in their entirety or any combination after the auction.



## DIRECTIONS

**Tract 1:** From Van Wert, Iowa: Travel east out of town on 120th Street for 2.25 miles until reaching US Highway 69. Turn right (south) on Highway 69 and travel for 1 mile. The property will be located on your left. Look for the Peoples Company signs.

**Tracts 2 & 3:** From Humeston, Iowa: Travel west out of town on County Highway J22 for 3 miles until reaching 10th Street. Turn right (north) on 10th Street and travel for 0.25 miles and Tract 3 will be located on your left. Travel for an additional 0.4 miles and Tract 2 will be located on your right. Look for the Peoples Company signs.

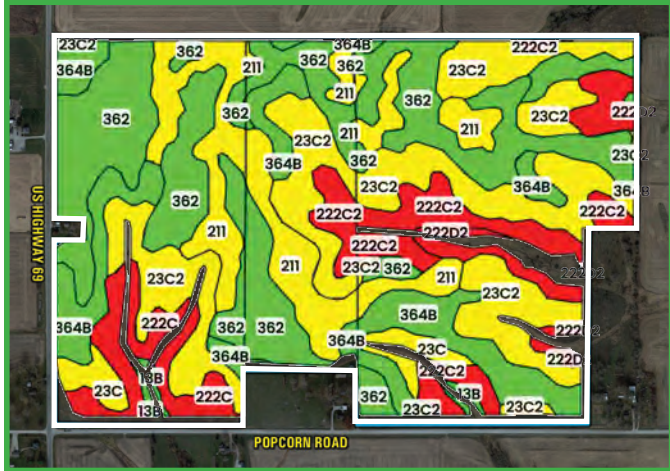


Tract 1 consists of 216.55 acres m/l located on U.S. Highway 69 & Popcorn Road. This highly tillable tract of farmland consists of 207.26 FSA cropland acres and boasts an average CSR2 soil rating of 63.1, well above the County average of 40.1. Primary soil types include Haig silty clay loam, Arispe silty clay loam, and Grundy silty clay loam. There are 111 acres of this farm considered NHEL. The farm is open for the 2025 cropping season. Very rarely do farms of this quality and size come available on the open market. Tract 1 is located only 2.5 miles southeast of Van Wert, Iowa in Section 17 of Franklin Township, Decatur County, Iowa.

**216.55**  
**ACRES M/L**

#### FARM DETAILS

FSA Tillable Acres: 207.26  
CSR2: 63.1  
Net Taxes: \$4,888



Code	Soil Description	Acres	% of Field	Legend	CSR2
362	Haig silty clay loam	57.26	27.63%		83
23C2	Arispe silty clay loam	51.33	24.77%		62
364B	Grundy silty clay loam	29.26	14.12%		72
211	Edina silt loam	29.07	14.03%		59
222C2	Clarinda silty clay loam	18.24	8.80%		28
22C2	Clarinda silty clay loam	9.77	4.71%		31
222D2	Clarinda silty clay loam	5.54	2.67%		8
23C	Arispe silty clay loam	5.43	2.62%		66
13B	Olmitz-Zook-Vesser complex	1.32	0.64%		76
Weighted Average					63.1



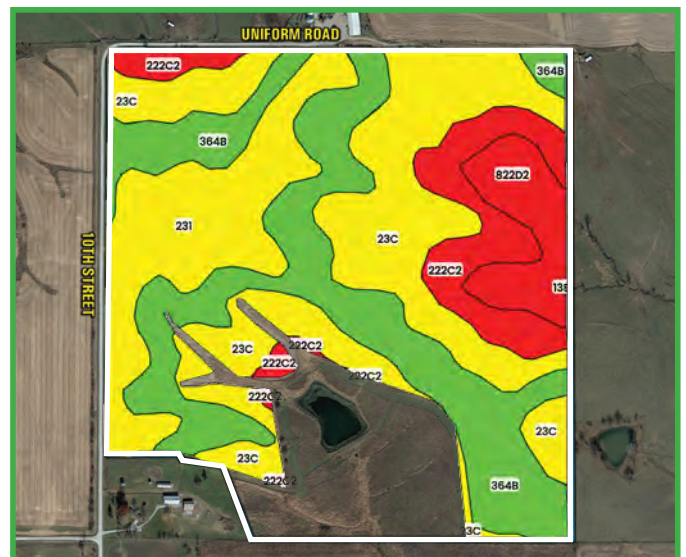
Tract 2 consists of 152.24 acres m/l located on 10th Street & Uniform Road. This highly tillable tract of farmland consists of 143.29 FSA cropland acres with an estimated 123.51 acres currently in production. The cropland acres boast an average CSR2 soil rating of 58.5, well above the County average of 48. Primary soil types include Arispe silty clay loam, Grundy silty clay loam, and Edina silt loam. The remaining 19.78 acres of grass is considered tillable by the Decatur County FSA office and could be placed back into row crop production, mowed for hay, or potentially be enrolled into a CRP contract. The farm also includes a stocked pond just over 1.5 acres in size. The farm is open for the 2025 cropping season. Tract 2 is located only 2.5 miles west of Humeston, Iowa in Section 18 of Richman Township, Wayne County, Iowa.

#### FARM DETAILS

**152.24**  
**ACRES M/L**

FSA Tillable Acres: 143.29  
FSA Tillable CSR2: 55.1  
Current Tillable Acres: 123.51  
Current Tillable CSR2: 58.5  
Net Taxes: \$3,332.

Code	Soil Description	Acres	% of Field	Legend	CSR2
23C	Aripse silty clay loam	40.15	32.51%		66
364B	Grundy silty clay loam	38.92	31.51%		72
231	Edina silt loam	21.68	17.55%		59
222C2	Clarinda silty clay loam	14.43	11.68%		28
822D2	Lamoni silty clay loam	8.26	6.69%		10
13B	Zook-Olmitz-Vesser complex	0.07	0.06%		68
Weighted Average					58.5



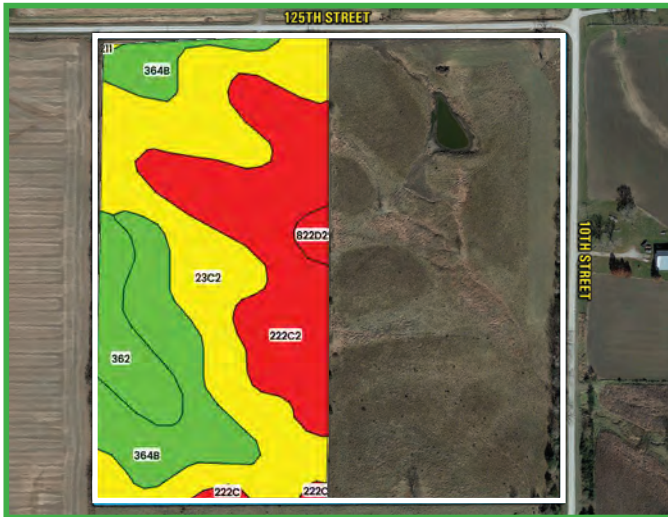


Tract 3 consists of 40 acres m/l located on 10th Street & 125th Street. This tract of farmland consists of 36.8 FSA cropland acres with an estimated 19.79 acres currently in production. The cropland acres boast an average CSR2 soil rating of 55.1, well above the County average of 40.1. Primary soil types include Arispe silty clay loam, Clarinda silty clay loam, and Grundy silty clay loam. The remaining balance is currently being utilized for pasture but 17.01 acres are considered tillable by the Decatur County FSA office. The pasture acres include a small pond for watering livestock. The farm is open for the 2025 cropping season. Tract 3 is located only 2.5 miles west of Humeston, Iowa in Section 13 of Garden Grove Township, Decatur County, Iowa.

#### FARM DETAILS

**40**  
**ACRES M/L**

FSA Tillable Acres: 36.8  
FSA Tillable CSR2: 45.1  
Current Tillable Acres: 19.79  
Current Tillable CSR2: 55.1  
Net Taxes: \$714



Code	Soil Description	Acres	% of Field	Legend	CSR2
23C2	Arispe silty clay loam	7.85	39.67%		62
222C2	Clarinda silty clay loam	5.67	28.65%		28
364B	Grundy silty clay loam	4.16	21.02%		72
362	Haig silty clay loam	1.64	8.29%		83
822D2	Lamoni clay loam	0.27	1.36%		11
222C	Clarinda silty clay loam	0.17	0.86%		31
211	Edina silt loam	0.02	0.10%		59
Weighted Average					55.1

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101 1st Street W  
Weldon, Iowa 50264



**Wednesday, Dec 11<sup>TH</sup>**  
10:00 AM



12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #17932



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

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