

LISTING #18000

ADA ANN
STRAIGHT FAMILY

120

A C R E S M / L

LAND AUCTION

HAMILTON COUNTY
IOWA

FRIDAY, JANUARY 24TH, 2025 AT 10:00 AM

STANHOPE COMMUNITY CENTER
600 Main Street | Stanhope, Iowa 50246

JOHN REBURN | 515.330.8710
JOHNR@PEOPLES COMPANY.COM
IA LIC S65697000



515.222.1347 | STEVE BRUERE
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Hamilton County, Iowa Land Auction! Peoples Company proudly presents the Ada Ann Straight Family in the sale of 120 m/l total acres in Section 28 of Hamilton Township. The public auction will be held at 10:00 AM on January 24th, 2025, at the Stanhope Community Center.

The farm has 117.36 FSA cropland acres carrying a CSR2 of 71.6. High-quality soil types include Brownston silty clay loam and Guckeen clay loam. The farm is in good standing, with recent soil tests displaying great results (contact agent for soil reports). The farm is located in Drainage Districts #48 and #71. Per discussions with the Hamilton County Drainage Clerk, the Mud Lake project will be assessed in the spring of 2025 (contact agent for details). The farm lease has been terminated and will be open for the 2025 growing season.

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.





DIRECTIONS

From Stanhope: head north on Highway 17 for 1 mile until reaching 330th Street. Turn right (east) on 330th Street for 1 mile until reaching Kantor Avenue. Turn left (north) on Kantor Avenue for a quarter mile. Look for Peoples Company signs.

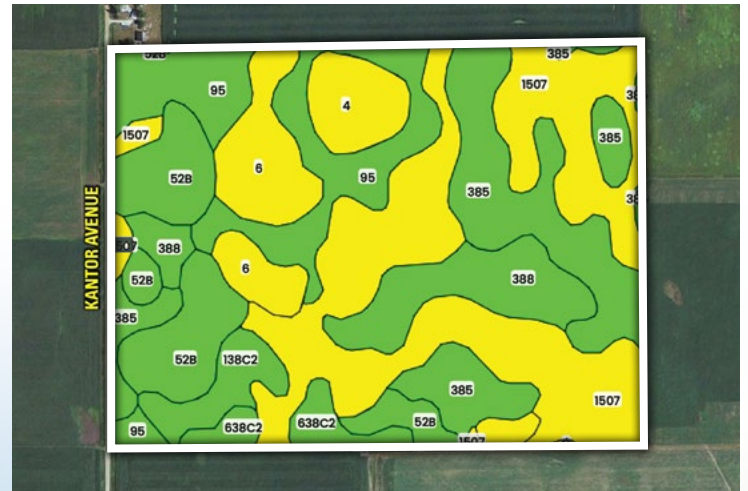
NET TAXES

\$4,706.00

TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
1507	Brownton silty clay loam	36.93	31.47%	62
385	Guckeen clay loam	20.08	17.11%	76
95	Harps clay loam	15.21	12.96%	72
52B	Bode clay loam	13.74	11.71%	91
6	Okoboji silty clay loam	9.89	8.43%	59
388	Kossuth silty clay loam	9.62	8.20%	86
4	Knoke silty clay loam	4.53	3.86%	56
138C2	Clarion loam	3.81	3.25%	83
638C2	Clarion-Storden complex	3.57	3.04%	75

AVERAGE: 71.6



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12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18000



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

AUCTION DETAILS & TERMS

Hamilton County Land Auction

120 Acres M/L (Offered in One Tract)
Friday, January 24th, 2025 at 10:00 AM

Seller: Ada Ann Straight Revocable Trust

Representing Attorney: Randal B. Caldwell - Caldwell, Brierly, & Chalupa, PLLC

Auction Location:

Stanhope Community Center
600 Main Street
Stanhope, Iowa 50246

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 will be sold as one individual tract on a price-per-acre basis to the High Bidder.

Farm Program Information: Farm Program Information is provided by the Hamilton 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 Wright 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 Caldwell, Brierly, & Chalupa, PLLC Trust Account.

Closing: Closing will occur on or before Thursday, February 27th, 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.

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

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Caldwell, Brierly, & Chalupa, PLLC 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 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.

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