

GREENE COUNTY, IOWA

FARMLAND AUCTION

WEDNESDAY, FEBRUARY 19, 2025 | 10:00 AM

Scranton Community Center, 900 Madison Street, Scranton, Iowa 51462

**BONNIE J. DUNCAN
ESTATE**



FARMLAND AUCTION

160 ACRES M/L

OFFERED AS A SINGLE TRACT



MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com | IA LIC S59699000



MARK YOUR CALENDAR

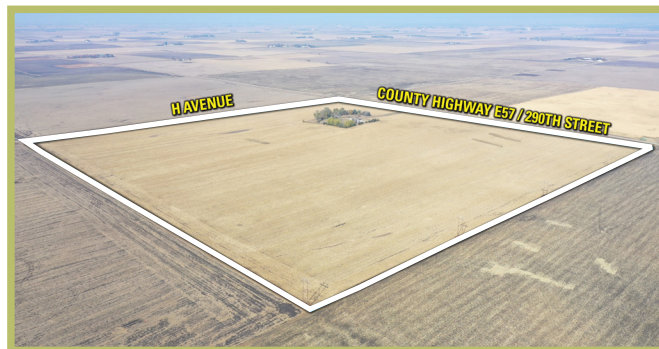
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FARMLAND AUCTION

Peoples Company is pleased to be representing the Bonnie J. Duncan Estate in the sale of 160 acres m/l of Greene County, Iowa farmland. Located in Section 8 of Greenbrier Township, this tract lies 9 miles southeast from Scranton, Iowa, and 9 miles northeast of Bayard, Iowa along paved County Highway E57/290th Street.

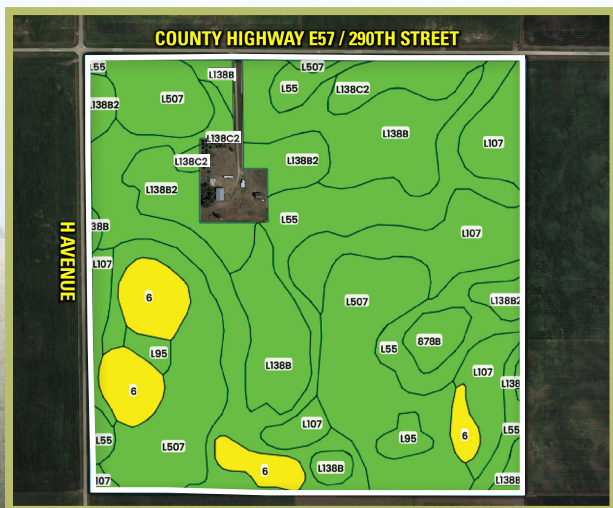
This highly tillable farmland tract consists of a total of 160 acres m/l with 149.77 FSA cropland acres carrying a CSR2 soil rating of 85.9. The primary soil types include Nicollet loam, Clarion loam, and Canisteo clay loam. The balance of the tract is currently an acreage site with buildings from the 1940s. The underlying soil types for the site have a CSR2 soil rating of 85.4 and could be converted to add additional cropland acres.



Located in a strong farming community, this farmland tract would be a great add-on for an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. This highly-tillable farm is located near multiple grain marketing options offering competitive bidding, including nearby grain elevators located in Scranton, Ralston, and Jefferson, Iowa, and ethanol plants located in Coon Rapids and Grand Junction, Iowa (Louis Dreyfus Company).

The farmland has been professionally managed by Home State Bank and has been well-maintained by a reputable local farm operator.

The farm will be offered as a single tract on a price-per-acre basis through a traditional auction. The public auction will take place on **Wednesday, February 19th, 2025 at 10:00 AM at the Scranton Community Center, 900 Madison Street, Scranton, Iowa 51462.** This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.



Tillable Soils

| Code | Soil Description | Acres | Percent of Field | Legend | IA CSR2 |
|------------------|-------------------------|-------|------------------|-------------|---------|
| L55 | Nicollet loam | 37.28 | 24.89% | <div></div> | 91 |
| L507 | Canisteo clay loam | 36.81 | 24.58% | <div></div> | 87 |
| L138B | Clarion loam | 22.57 | 15.07% | <div></div> | 88 |
| L107 | Webster clay loam | 21.63 | 14.44% | <div></div> | 88 |
| L138B2 | Clarion loam | 11.70 | 7.81% | <div></div> | 85 |
| 6 | Okoboji silty clay loam | 10.50 | 7.01% | <div></div> | 59 |
| L138C2 | Clarion loam | 4.54 | 3.03% | <div></div> | 83 |
| 878B | Ocheyedan loam | 2.39 | 1.60% | <div></div> | 88 |
| L95 | Harps clay loam | 2.36 | 1.58% | <div></div> | 75 |
| Weighted Average | | | | | 85.9 |

Previous Yields

2024: 244.78 BU Corn | **2023:** 68.64 BU Soybeans

2022: 236.36 BU Corn | **2021:** 71.04 BU Soybeans

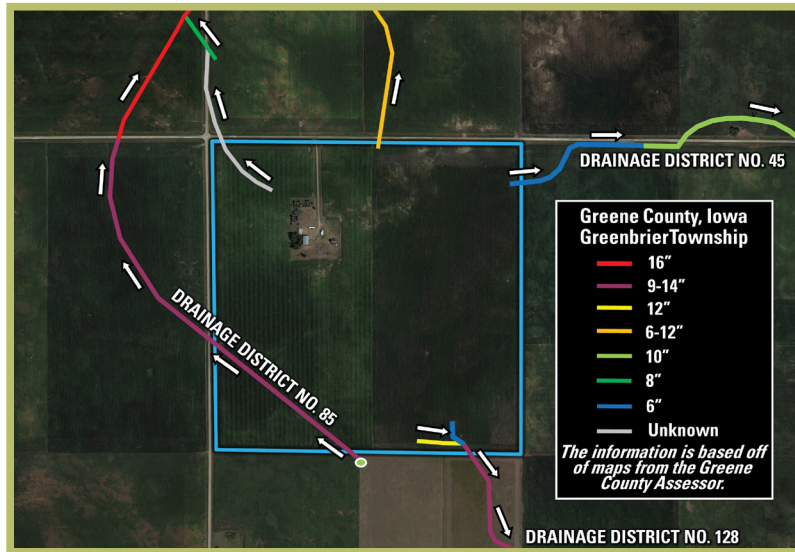
Contact

MATT ADAMS | 515.423.9235

Matt@PeoplesCompany.com



County Drainage Tile

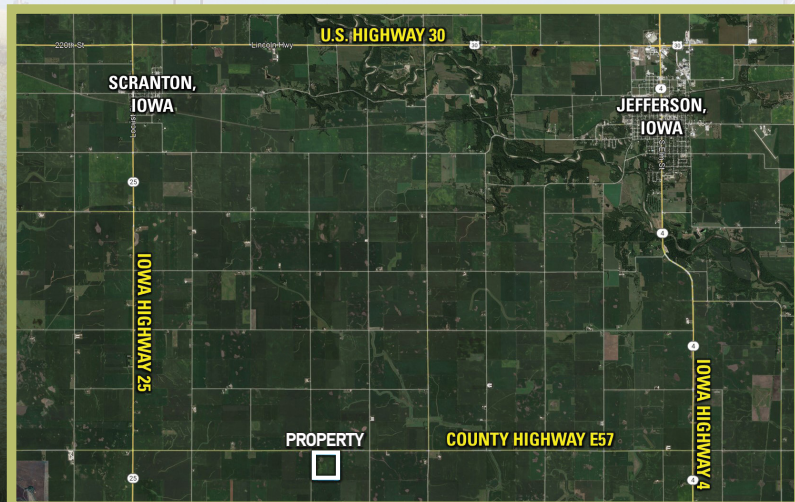


There are County Drainage tile lines ranging from 6" to 16" located on and near the farm. There are three different drainage districts located on the farm. Currently, no repairs or projects are pending within any of these drainage districts.

Drainage District #85: covers the west half of the farm, with the farm located near the top of the drainage district and water flowing west/northwest/north off the field.

Drainage District #45: covers the very northeast corner of the farm, lying near the top of the drainage district with water flowing east off the field.

Drainage District #128: covers the remainder of the east half with the farm at the very top of the drainage district and drains water south/southeast off the farm.



Terms & Conditions

Seller: The Bonnie J. Duncan Estate c/o Jerry Vincent, Gayle A. Roberts & Joyce Gettler

Attorney for Seller: Brandon Hommer | Hoyt, Morain, & Hommer P.C.

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 Greene County Farm Service Agency. 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 Greene 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 a check or wire transfer. All funds will be held in Peoples Company's Trust Account.

Closing: Closing will occur on or before Friday, March 28th, 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 lease has been terminated and farming rights are available for the 2025 growing season.

Buildings/ Personal Property: All buildings will be conveyed in their current "As is - Where is" condition. Upon Closing any personal property left on the premises will become property of the Buyer.

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 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 description will be taken from the Abstract. Seller reserves the right to accept or reject any or all offers.

Directions to Property

From Scranton, Iowa head south on Iowa Highway 25 for approximately 6 miles or until you reach 290th Street then turn left (East). Proceed east on 290th street for 3 miles until you reach the intersection of H Avenue & 290th Street, the farmland will be located on the southeast corner of the intersection. Look for company signage.



12119 Stratford Drive
Clive, Iowa 50325

Listing #18052



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



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