

Online Only Farmland Auction

GREENE COUNTY



156.04 ACRES M/L

OFFERED IN 2 TRACTS | GRAND JUNCTION, IOWA 50107

MATT ADAMS

515.423.9235 | Matt@PeoplesCompany.com | IA LIC S32689000

 **PEOPLES™**
COMPANY
INTEGRATED LAND SOLUTIONS

Greene County, Iowa Online Only Farmland Auction – Mark your calendar for Thursday, February 20th, 2025! Peoples Company is pleased to represent the Abbey Brienne Paulson Revocable Trust in the sale of 156.04 acres m/l of Greene County, Iowa farmland with additional income from a MidAmerican Wind Turbine lease! The farmland is located in eastern Greene County and just south of Dana, Iowa. The farmland will be sold as two individual farmland tracts with all bidding to take place through Peoples Company's Online Bidding platform. Last chance to add acres for the upcoming farm year with an open farm lease for the 2025 farm year!

Tract 1: 101.25 Acres M/L with 95.57 tillable acres carrying a CSR2 of 77.1. Tract 1 is included in the Beaver Creek Wind Project and has a single wind turbine on the property.

Tract 2: 54.79 Acres M/L with 53.48 tillable acres carrying a CSR2 of 62.5. Tract 2 is included in the Beaver Creek Wind Project and does not have a wind turbine on the property but receives a per acre payment as part of the wind lease.

The farmland tracts are located north of Grand Junction, Iowa on or in close proximity to paved Iowa Highway 144 and in Sections 16 & 21 of Junction Township. These farms are located in a strong agricultural area with several grain marketing outlets located nearby, including multiple grain elevators and ethanol plants, with the Louis Dreyfus ethanol plant located just half a mile south of the two farmland tracts. Greene County Drainage District No. 169 contains both tracts and includes an open drainage ditch that enters Tract 1 on the southwest corner, allowing installed drainage tile to outlet to “daylight” rather flow through an underground drainage tile system.

The current farm lease has been terminated, and farming rights are available for the 2025 growing season.



Both of these tracts have been certified organic and have been farmed organically in recent years, which would allow a new buyer or farm operator the opportunity to continue to operate the farm as organic farmland. Please note a Buyer would need to confirm the organic certification prior to bidding at the auction. Contact agent for more information or an introduction to the most recent farm operator.

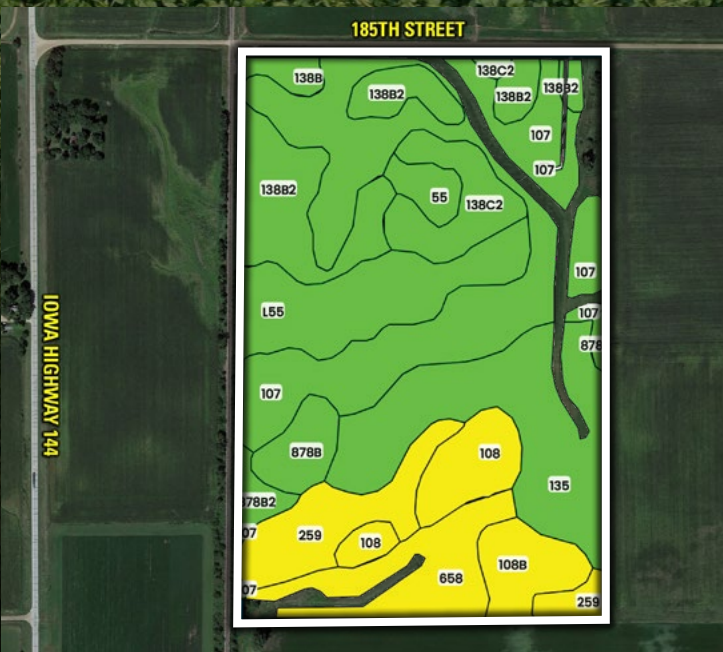
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TRACT 1 | 101.25 ACRES M/L



CODE	DESCRIPTION	ACRES	% OF FIELD	LEGEND	IA CSR2
107	Webster clay loam	24.90	26.05%	●	86
135	Coland clay loam	14.99	15.68%	●	76
138B2	Clarion loam	10.80	11.30%	●	87
L55	Nicollet loam	9.58	10.02%	●	91
259	Biscay clay loam	7.30	7.64%	●	52
658	Mayer loam	7.14	7.47%	●	54
138C2	Clarion loam	5.11	5.35%	●	83
108	Wadena loam	4.91	5.14%	●	56
108B	Wadena loam	3.80	3.98%	●	52
878B	Ocheyedan loam	3.04	3.18%	●	88
55	Nicollet clay loam	1.65	1.73%	●	89
878B2	Ocheyedan loam	1.13	1.18%	●	83
138B	Clarion loam	1.12	1.17%	●	89
L107	Webster clay loam	0.10	0.10%	●	88

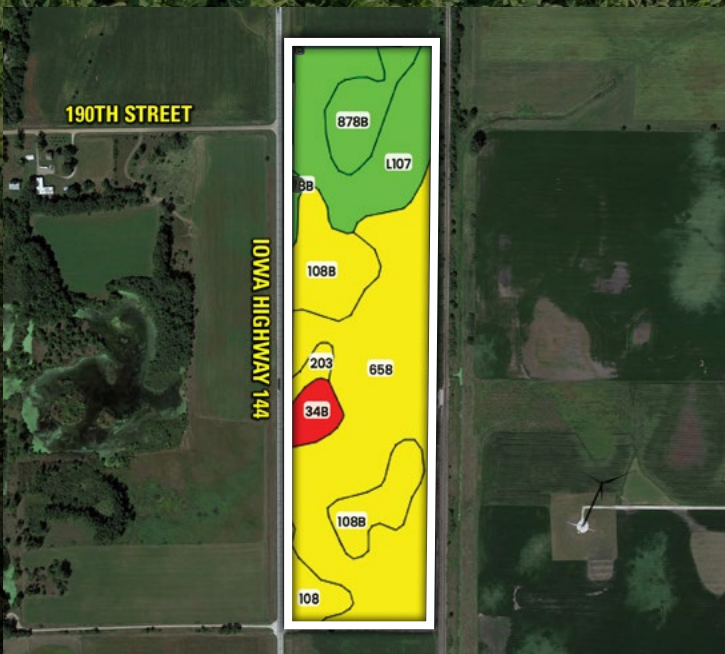
AVERAGE CSR2: 77.1

BEAVER CREEK WIND PROJECT

These two tracts are enrolled in a Windpark Easement Agreement with Mid-American offering an additional income stream beyond commercial farming. Tract 1 (101.25 Acres) receives an annual payment for the wind turbine, as well as an annual payment on the underground collection wires and hardware, the land, and the road installed on the property. Tract 2 (54.79 Acres) receives an annual payment on the land only. The annual payment for both tracts is scheduled to grow at 2% annually and the Buyer/Winning Bidder will receive the 2025 payment at Closing and all future lease payments. The Windpark Easement Agreement will be transferred with the farmland. A report documenting certain details and proposed values of the remaining payments of the Wind Lease can be found on our website or by contacting the listing agent, Matt Adams.

TRACT 2 | 54.79 ACRES M/L

Tract 2 consists of 54.79 acres m/l (acres subject to change after survey is completed) with 53.48 FSA cropland acres and a CSR2 soil rating of 62.5. The cropland is certified as Non-Highly Erodible Land (NHEL) and the prominent soil types include Mayer loam, Webster clay loam, and Wadena loam. A Wetland Determination was completed by the Greene County NRCS Office in 2016 that certified the cropland acres as Prior Converted / Non-Wetland (PC/NW) with no drainage restrictions on the tract.



CODE	DESCRIPTION	ACRES	% OF FIELD	LEGEND	IA CSR2
658	Mayer loam	25.51	47.70%	●	54
L107	Webster clay loam	10.86	20.31%	●	88
108B	Wadena loam	8.52	15.93%	●	52
878B	Ocheyedan loam	4.16	7.78%	●	88
108	Wadena loam	1.91	3.57%	●	56
34B	Estherville sandy loam	1.71	3.20%	●	27
203	Cylinder loam	0.81	1.51%	●	58

AVERAGE CSR2: 62.5

The farmland tracts will be surveyed prior to the conclusion of the auction and final acres are subject to change

The 2025 estimated payment for Tract 1 (101.25 Acres) is \$10,197.31 and the 2025 estimated payment for Tract 2 (54.79 Acres) is \$642.13. *Please note that these are estimated acres and are subject to change as the ownership of the parcels included in the Wind Lease Agreement change. Also, Peoples Company does not warrant or guarantee any part of the Wind Lease Agreement and any interested potential buyer or bidder should be aware of any potential risks of the Wind Lease Agreement*

AUCTION DETAILS & TERMS

GREENE COUNTY, IOWA ONLINE ONLY AUCTION 156.04 ACRES M/L OFFERED AS TWO TRACTS.

Bidding Ends: Thursday, February 20th, 2025 at 3:00 PM.
The Bidding is Currently LIVE and remains open until 3:00 PM.

Seller: The Abbey Brianne Paulson Revocable Trust.

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 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.

Offering Greene County, Iowa farmland through a TIMED ONLINE ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Thursday, February 20th, 2025 at 3:00 PM Central Time Zone (CST) with closing taking place on or before Friday, March 28th, 2025. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

Earnest Money Payment: A 10% earnest money payment is required upon conclusion of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in Peoples Company's Trust Account.

Possession: Possession of the land will be given At Closing.

Farm Lease: The Farm Lease has been terminated with farming rights available for the 2025 growing season.

Closing: Closing will occur on or about Friday, March 28th, 2025. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Contract & Title: Immediately upon 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. Sale is not contingent upon Buyer financing.

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

Fences: Existing fences, if any, are in as-in condition and will not be updated or replaced by the Seller. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fences lines may not fall directly on the legal boundary.

Surveys: A survey will be provided for both tracts. 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. Seller reserves the right to accept or reject any and all bids. 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 property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics may vary from figures stated within the marketing material. 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.



DIRECTIONS

From Grand Junction, Iowa:

Head north on Iowa Highway 144 for three miles. Tract 2 will be on the right-hand (east) side of the highway. Take a right onto 185th Street and cross the railroad tracks. Tract 1 will be on the right-hand (south) side of the road. Look for Peoples Company signage.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18085



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

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These two tracts will be offered through an ONLINE ONLY auction. Bidding is currently LIVE and will remain open until Thursday, February 20th, 2025 at 3:00 PM Central Time Zone (CST). If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing agent.

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