

FARMLAND AUCTION

Fremont County



Auction Location

Elks Lodge #1122
709 S Fremont Street
Shenandoah, IA 51601

Auction Date

Tuesday, April 29th,
2025 at 10:00 AM
Listing #18227

160 ACRES M/L
OFFERED IN TWO TRACTS

KOLT KIBURZ

515.468.5035 | IA LIC S68372000
Kolt@PeoplesCompany.com



ANDREW ZELLMER, ALC

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AndrewZ@PeoplesCompany.com

Fremont County, Iowa Land Auction - Peoples Company is pleased to present 160 acres m/l of prime farmland located northwest of Farragut, Iowa, in Sections 24 & 25 of Prairie Township. The farmland will be offered in two tracts. Located in a thriving farming community near Shenandoah and Farragut, this farm offers an exceptional opportunity to invest in high-quality, well-maintained land with strong market accessibility. Positioned near State Highway 2 and key transportation routes like U.S. Highway 59 & U.S. Highway 275, this farm ensures convenient grain transportation to multiple grain outlets. The farm's well-established conservation plan and meticulously maintained terraces highlight a strong commitment to land stewardship and sustainability, ensuring strong yields for years to come.

Tract 1

80 ACRES M/L
CSR2: 84.4
NET TAXES: \$3,174
24-69N-41W

Tract 1 includes 80 acres m/l with 74.28 FSA cropland acres and an impressive CSR2 of 84.4, well above the Fremont County, Iowa average CSR2 of 73. The primary soil types include Marshall silty clay loam, and Colo-Judson silty clay loam. The farmland is classified as Highly Erodible Land (HEL). Contact the listing agents for a copy of the conservation plan. This farm is leased for the 2025 crop season, and cash rent is to be prorated to the day of closing.



Tract 2

80 ACRES M/L
CSR2: 66.9
NET TAXES: \$2,468
25-69N-41W

Tract 2 includes 80 acres m/l with 60.60 FSA cropland acres and a CSR2 of 66.9. The primary soil types include Marshall silty clay loam, Colo-Judson silty clay loam, and Dow silt loam. The farmland is classified as Highly Erodible Land (HEL). Contact the listing agents for a copy of the conservation plan. This farm is leased for the 2025 crop season, and cash rent is to be prorated to the day of closing.



Auction Details & Terms

Seller: Philip & Daniel Ross

Closing Attorney: Sorenson Law Offices

Auction Location:
Elks Lodge #1122
709 S Fremont Street
Shenandoah, IA 51601

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 tracts will be sold using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one or all tracts for their high bid. "Buyer's Choice" auctioning will continue until both tracts have been purchased and removed from the auction.

Farm Program Information: Farm Program Information is provided by the Fremont 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 Fremont 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 Sorensen Law Trust Account.

Closing: Closing will occur on or before Thursday, June 5th, 2025. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Tract 1 - Tillable Soils Map



CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
9B	Marshall silty clay loam	32.54	43.81%	95
9C2	Marshall silty clay loam	21.94	29.54%	87
9D2	Marshall silty clay loam	16.73	22.53%	61
11B	Colo-Judson silty clay	3.06	4.12%	80
<i>Average: 84.4</i>				

Tract 2 - Tillable Soils Map



CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
9D2	Marshall silty clay loam	36.81	60.74%	61
11B	Colo-Judson silty clay	14.82	24.46%	80
22D	Dow silt loam	3.53	5.83%	36
9B	Marshall silty clay loam	2.85	4.70%	95
9C2	Marshall silty clay loam	2.59	4.27%	87
<i>Average: 66.9</i>				

Directions



TRACT 1 FROM FARRAGUT, IOWA: Travel north on 370th Street for 2.25 miles. Turn left (west) on 200th Street and continue for 1.75 miles. The farm is located on the right-hand side of the road. Look for the Peoples Company signage.

TRACT 1 FROM SHENANDOAH, IOWA: Travel west on 190th Street for 6.5 miles. Turn left (south) on 355th Avenue and continue for 1 mile. The farm is located on the right-hand side of the road. Look for the Peoples Company signage.

TRACT 2 FROM FARRAGUT, IOWA: Travel north on 370th street for 2.25 miles. Turn left (west) on 200th street and continue for 1.75 miles. The farm is located on the left-hand side of the road. Look for the Peoples Company signage.

TRACT 2 FROM SHENANDOAH, IOWA: Travel west on 190th street for 6.5 miles. Turn left (south) on 355th avenue and continue for 1 mile. The farm is located on the right-hand side of the road. Look for the Peoples Company signage.

Possession: Possession of the farm will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The farm is leased for the 2025 crop season. (Contact the listing agents for details.)

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 descriptions will be taken from the Abstract.

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12119 Stratford Drive
Clive, IA 50325



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SCAN TO VIEW
THIS LISTING
ONLINE!



10:00 AM

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