

FARMLAND AUCTION | LISTING #18247

ONLINE ONLY AUCTION



GUTHRIE COUNTY, IOWA

80 TOTAL ACRES M/L

Bidding is currently **LIVE** and will remain open
until **Thursday, May 22nd, 2025 at 4:00 PM**
Central Time Zone (CST).

MATT ADAMS | 515.423.9235
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PC PEOPLESTM
COMPANY
INTEGRATED LAND SOLUTIONS

ONLINE ONLY AUCTION

PRESENTED BY PEOPLES COMPANY

Guthrie County, Iowa Online-Only Auction - Mark your calendar for Thursday, May 22nd, 2025!
Peoples Company is pleased to represent the Mechiel L. Kopaska Revocable Living Trust in the sale of 80 acres m/l situated just west of Guthrie Center, Iowa in Section 2 of Baker Township, Guthrie County, Iowa.

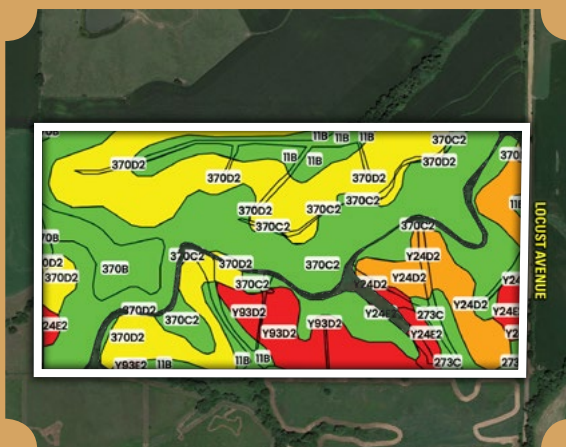
The farmland tract includes 75.20 FSA cropland acres. Prominent soil types include Sharpsburg silty clay loam and Colo-Judson silty clay loam, with an average CSR2 soil rating of 65.8. The cropland acres are certified as Highly Erodible Land (HEL), and there is a conservation plan on file.

The farm is leased for the 2025 growing season, the Buyer will assume the current cash rent lease and receive the payment from the Farm Tenant payable on December 1st, 2025. The estimated rent credit is \$16,920 (\$225/FSA-effective cropland acre).

Drainage tile intakes are located throughout the tract, indicating there is tile on the farm. Access is from Locust Avenue, the farm is half a mile north of paved Highway 44 with several competing grain markets, including grain elevators, livestock producers, and three available ethanol plants. This farmland tract would make for a great add-on unit to an existing farm operation, a beginning farmer purchase, or an investor looking to diversify their portfolio.

The farmland tract will be offered through a **TIMED ONLINE-ONLY** auction. Bidding is currently **LIVE** and will remain open until Thursday, May 22nd, 2025 at 4:00 PM Central Time Zone (CST). A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by an additional 3 minutes until all the bidding is completed. If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing Agent.

TILLABLE SOILS MAP



CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
370C2	Sharpsburg silty clay loam	28.02	37.27%	80
370D2	Sharpsburg silty clay loam	20.81	27.68%	54
11B	Colo-Judson silty clay loams	6.31	8.39%	80
Y93D2	Shelby-Adair clay loams Shelby	5.42	7.21%	35
Y24D2	clay loam	4.83	6.42%	49
370B	Sharpsburg silty clay loam	3.56	4.73%	91
Y24E2	Shelby clay loam	2.58	3.43%	35
273C	Olmitz loam	1.86	2.47%	85
370E2	Sharpsburg silty clay loam	1.60	2.13%	45
Y93E2	Shelby-Adair clay loams	0.16	0.21%	28
133B	Colo silty clay loam	0.04	0.05%	74

AVERAGE: 65.8

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AUCTION TERMS & CONDITIONS

Guthrie County, Iowa Online Only Auction

80 Acres M/L

Offered as One Tract

Bidding Ends: Thursday, May 22nd, 2025, at 4:00 PM

The Bidding is currently LIVE and remains open until 4:00 PM

Seller: Mechiel L. Kalbach, Trustee of the Mechiel L. Kopaska Revocable Living 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 Guthrie 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, May 22nd, 2025, at 4:00 PM Central Time Zone (CST) with closing taking place on or before Tuesday, June 24th, 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 the close of the auction for approval to bid. The Seller has the right to accept or reject any and all bids. 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.

Purchase Agreement: The Purchase Agreement signed by the Buyer will not be assignable or allowed to be assigned to a different Buyer without permission or approval from the Seller.

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, Subject to the Tenant's Rights.

Farm Lease: The farm is leased for the 2025 growing season. The Buyer will assume the current cash rent lease and receive the payment from the Farm Tenant payable on December 1st, 2025.

Closing: Closing will occur on or about Tuesday, June 24th, 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 fence lines may not fall directly on the legal boundary.

Other: Buyer willfully acknowledges that they have performed their due diligence before bidding on this tract and 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, which can accept or reject any and all bids. The 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 the figures stated within the marketing material. Buyers 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 the Abstract.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18247



SCAN TO VIEW THIS
AUCTION ONLINE!

ONLINE ONLY AUCTION

GUTHRIE COUNTY, IOWA



DIRECTIONS

From Guthrie Center, Iowa:
Head west on Iowa Highway 44 for 1.5 miles. Then, turn right (north) onto Locust Avenue for half a mile. The farm will be on the left-hand (west) side of the road. Look for Peoples Company signage.

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