

Listing #18294

ONLINE ONLY AUCTION

Bidding Closes Thursday, May 29, 2025 | 5:00PM



50.52 ACRES M/L



Kenny Herring, ALC

515.783.8718 | IA LIC S61643000

Kenny@PeoplesCompany.com





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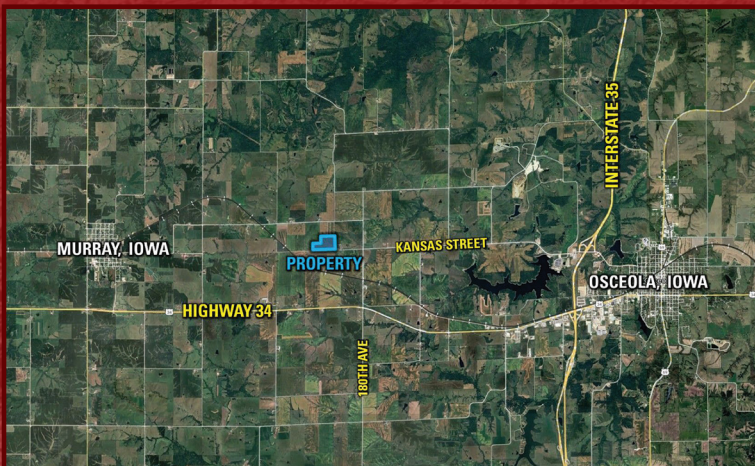
50.52 ACRES M/L



Peoples Company proudly represents The Estate of Stanley Comer in the sale of 50.52 acres m/l of prime farmland nestled between Osceola and Murray in Clarke County, Iowa. This high-quality tillable farmland is strategically positioned, offering great potential for farmers looking to expand their operations. The property will be offered via online-only auction through the Peoples Company Bid Wrangler auction platform.

Comprising a total of 50.52 acres m/l, this farm boasts 34.20 acres m/l in row crop production, with productive soils and a CSR2 of 48.0. Soils include Arispe Silty Clay Loam and Lamoni Clay Loam, providing exceptional agricultural productivity. The property also includes a nice pond stocked with fish. Electricity and rural water are already installed, making this an excellent opportunity to build your dream home.

Seize the opportunity to own this exceptional property in Clarke County, Iowa that caters to both farming and acreage builders alike. Experience the full range of possibilities it has to offer, whether you are a farmer looking to expand, or looking for a location to build, this is the opportunity for you.



Directions:

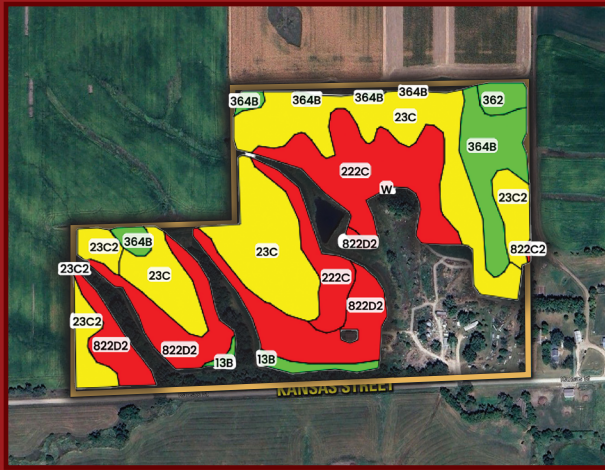
From Interstate 35 and Highway 34 in Osceola: Take Highway 34 west 4 miles to 180th Avenue. Take a right and go North on 180th one mile to Kansas Street. Take a left and go West a 1/4 mile to the property. The property is located on the North side of the road at 1741 Kansas Street.

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Tillable Soils Map

Code	Description	Acres	% of Field	CSR2
23C	Arispe silty clay loam	12.38	36.21%	66
822D2	Lamoni clay loam	7.31	21.36%	11
222C	Clarinda silty clay loam	6.84	19.99%	31
364B	Grundy silty clay loam	3.60	10.52%	72
23C2	Arispe silty clay loam	2.78	8.12%	62
13B	Olmitz-Zook-Colo complex	0.64	1.87%	77
362	Haig silt loam	0.62	1.81%	83
822C2	Lamoni clay loam	0.04	0.12%	31

Average: 48



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Bid Online!**



**Scan to
View Online!**

Listing #18294

Auction Details & Terms

Seller: The Estate of Stanley Comer

Attorney: Mason T. McCoy, Reynoldson, Van Werden & McCoy Law Firm

50.52 Acres M/L

Offered in One Tract

Thursday, May 29th, 2025

5:00 PM Central

ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

Auction Method: The property will be offered as one tract. All bids will be on a price per acres basis. A bid placed within 5 minutes of the scheduled close of the auction will extend bidding by 5 minutes until all bidding is completed. If you plan to bid, please register 24 hours before the close of the 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.

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders will be accessing this auction online 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.

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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 Reynoldson, Van Werden & McCoy Law Firm Trust Account.

Closing: Closing will occur on or about Tuesday, July 29th, 2025, subject to court approval. 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 property will be given at Closing subject to tenant rights.

Farm Lease: The farm is currently leased for the 2025 cropping season and the buyer will receive half of the 2025 cash rent payment.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Reynoldson Law Firm the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

Bidder Registration: All prospective bidders must register with Peoples Company to bid at the auction.

Court Approval: The highest bid is contingent upon and subject to approval by the Iowa District Court. A hearing before the Court will be scheduled by the Court following the auction and receipt of a fully executed Purchase Agreement. Closing of a sale approved by the Court will be set not less than thirty-one (31) days and no more than sixty (60) days following the entry of the Court's order. All purchase money will be due in full at closing.

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. 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 Auction Company.

Disclaimer: All boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall acres may vary from figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding during 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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Clive, IA 50325



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